1206-1208 N ALLEN PLACE

Project #: #3036851-EG

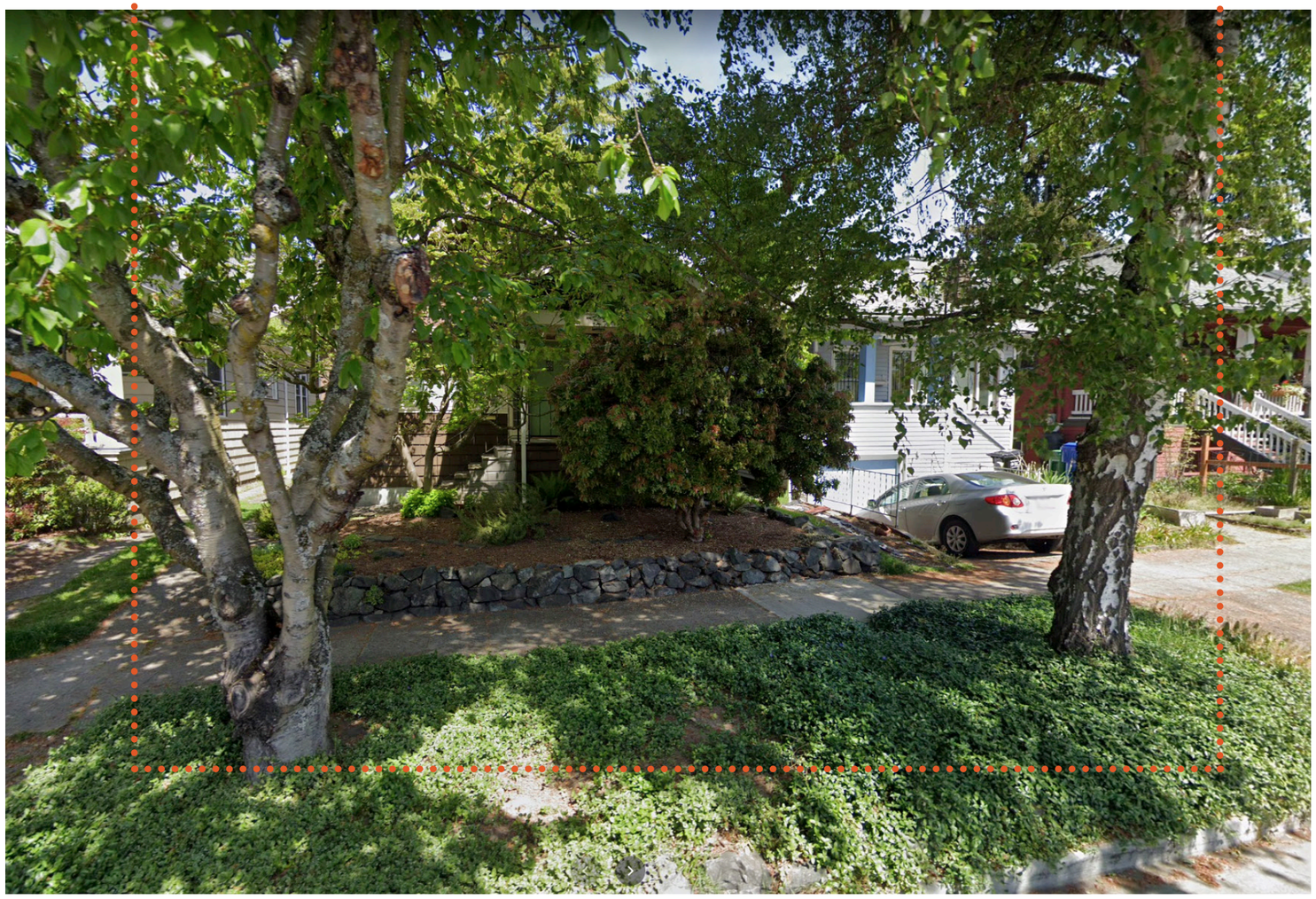
Early Design Guidance (EDG)

Administrative Design Review

Applicant Team: Lewis Creek Investments LLC,
Developer

b9 architects
Architect

Root of Design
Landscape Architect



b9 architects

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

OBJECTIVES **04**
EARLY PUBLIC OUTREACH SUMMARY 05

URBAN DESIGN ANALYSIS **06**
ZONING MAP 06
ZONING SUMMARY 07
3D VICINITY MAP 09
TRANSIT AND ACCESS 10
ARCHITECTURAL CONTEXT 12
ADJACENT USES 14
STREET PANORAMAS 16
SITE CONDITIONS & CONSTRAINTS 18
SITE SURVEY 19
ARBORIST REPORT 20
EXISTING CONDITIONS 22

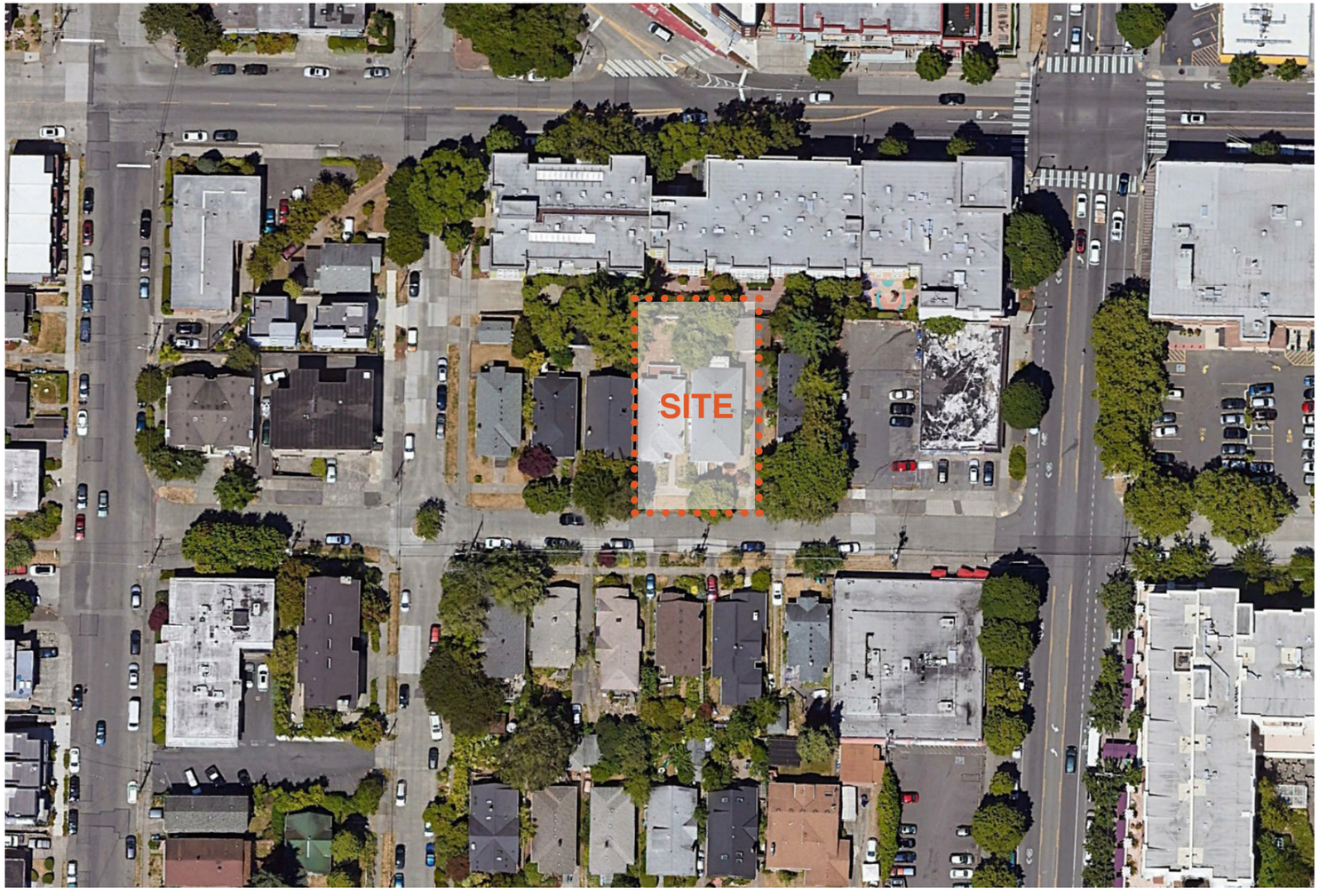
MASSING ALTERNATIVES **24**
DESIGN EVOLUTION 24
DESIGN PROPOSAL ALTERNATIVES 26
ALTERNATIVE 1 (CODE COMPLIANT) 28
ALTERNATIVE 2 30
ALTERNATIVE 3 (PREFERRED) 32

CONCEPTUAL DRAWINGS **35**
SCHEMATIC DESIGN CONCEPT 35
FACADE ARTICULATION 36
ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN 38
SHADOW STUDIES 40

DESIGN GUIDELINES **43**

COMPLETED WORK **44**

OBJECTIVES



Design Statement:
The proposed 43-unit Apartment building is a development comprising two infill parcels located mid-block on N Allen Place in the well-established Wallingford neighborhood. Following the upzone of this block of the neighborhood, the design proposal responds to the different scales surrounding the site, setting a context for future multi-family development in the area. The three design alternatives represent an evolution in thought, an iterative process that results in three distinct massing strategies. The three alternatives express varied approaches to site planning and modulation. They all introduce a roof deck to take advantage of south-facing views of the neighborhood and downtown Seattle. They also all respond to an exceptional tree at the north side of the site, which buffers the proposal from the structure to the north and provides a focus for a shared courtyard at the rear of the project.

Objectives:
The development project seeks to enhance the well-established neighborhood of Wallingford with a new residential apartment structure. Located mid-block on N Allen Place, the project proposes a five-story structure with one below-grade story. It will contain 43 SEDUs and two roof decks. A large courtyard is proposed adjacent to the exceptional tree at the rear of the site. No parking is required or provided. The existing structures will be demolished.

Gross Floor Area	19,687 SF
Number of Units	Approximately 43
Number of Parking Spaces	0
Number of Bike Parking Spaces	Approximately 46

Sustainability

The design team and client will create a new residential apartment project that will achieve a minimum of 4-star Built Green certification. Strategies will include an energy-efficient building design that prioritizes the building envelope, to reduce the building's ecological footprint.

EARLY COMMUNITY OUTREACH SUMMARY

b9 architects has completed Early Community Outreach required for 1206-1208 N Allen Place per Director's Rule 4-2018/1-2018, and Ordinance CB 119769 temporarily modifying and suspending procedures in Seattle Municipal Code due to Governor Jay Inslee's "Stay Home, Stay Healthy" Initiative..

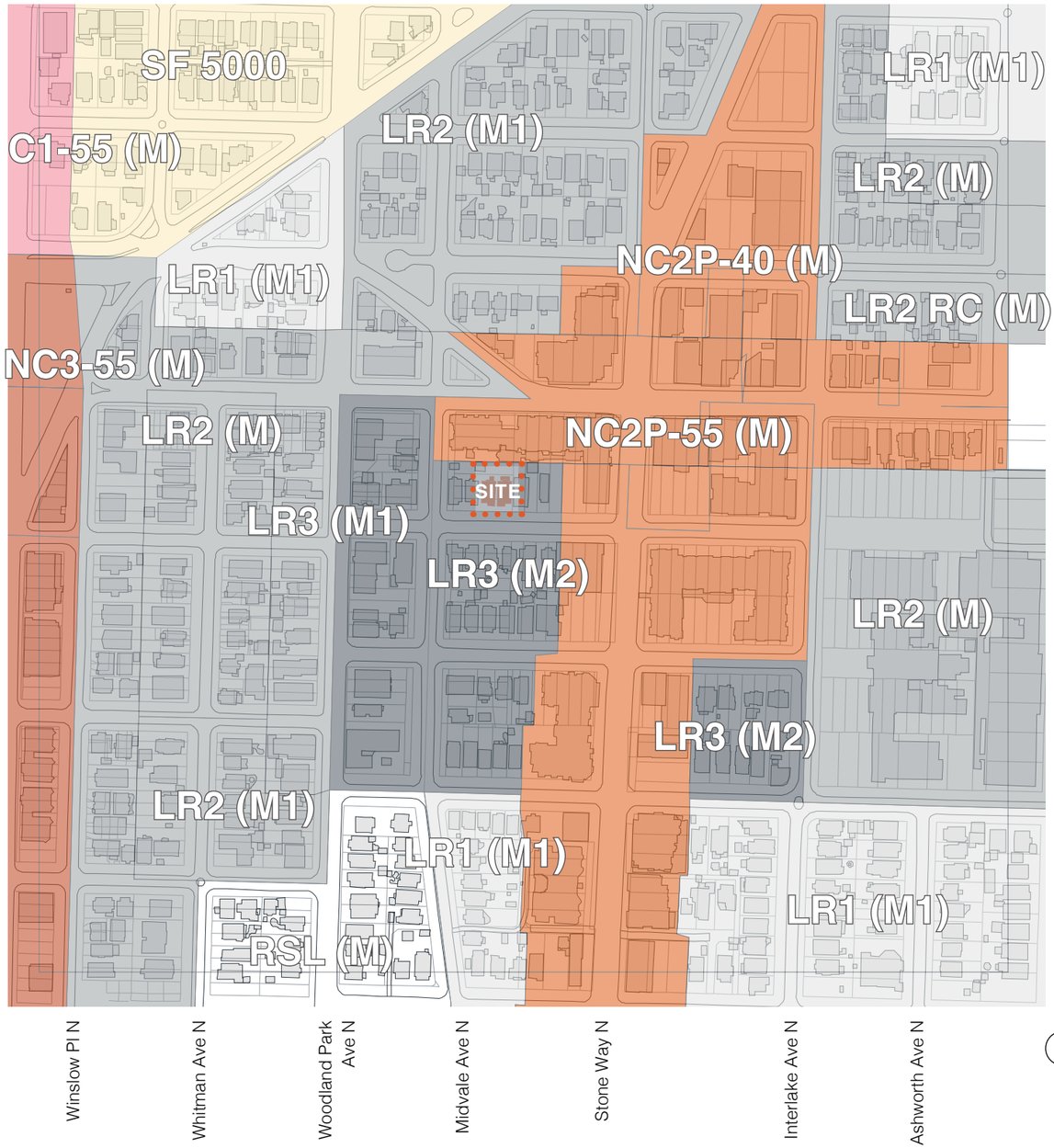
As the applicant for a proposal at 1206-1208 N Allen Place, b9 architects conducted and completed Early Community Outreach requirements. Outreach included posters displayed on Wallingford area utility poles posted on 12/17/2020.
It also included an interactive project website, and a digital survey available online. The applicant received no comment from Early Community Outreach channels.

Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1	Printed Outreach in the form of posters placed in neighborhood businesses, and utility poles	December 17, 2020	0	None received
2	Digital Outreach Interactive project webpage	December 15, 2020	0	None received
3	Digital Outreach Internet Survey	December 15, 2020	0	None received

ZONING MAP



ADDRESS

1206-1208 N Allen Place

LOT SIZE

Total: 6,704 SF

ZONE

LR3 (M2)

URBAN VILLAGE OVERLAY

Wallingford Residential Urban Village

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 2.3, for LR3 zones with an MHA suffix inside urban centers and urban villages.
- The outdoor amenity area is located at ground level or within 4'-0" of finished grade

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 50'-0" base height limit, for LR3 zones with an MHA suffix
- Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. See Exhibit B for 23.45.514.
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit
- On flat roofs, the projections may extend 4 feet above the maximum height limit allowed by subsections 23.45.514.A, 23.45.514.B, and 23.45.514.F if the following requirements are met: The total area of the projections is no more than 30 percent of the area of the roof plane; and the projections are set back at least 4 feet from any street facing facade.
- In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features in subsections 23.45.514.J.4.a through 23.45.514.J.4.f does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment): Stair penthouses, except as provided in subsection 23.45.514.I.6; Mechanical equipment; Play equipment and open-mesh fencing that encloses it, if the fencing is at least 5 feet from the roof edge; Chimneys; Wind-driven power generators; and Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.011.

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum
- Rear- 10 feet minimum with alley, 15 feet minimum if no alley
- Side - 7 feet average; 5 feet minimum
- An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: Fifty-four feet for zones with a height limit of 50 feet.

23.45.522 AMENITY AREA:

- The required amenity area in LR3 zones for apartments is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.All units shall have access to a common or private amenity area.
- For apartments, amenity area required at ground level shall be provided as common space
- Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:
    - No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
- Common amenity areas shall be improved as follows:
        - At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
        - Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.
- The common amenity area required at ground level for apartments shall be accessible to all apartment units.

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 150 feet for apartment developments in LR3 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 26-50 units = 375 square feet minimum of shared storage area, plus 4 square feet for each additional unit above 50.

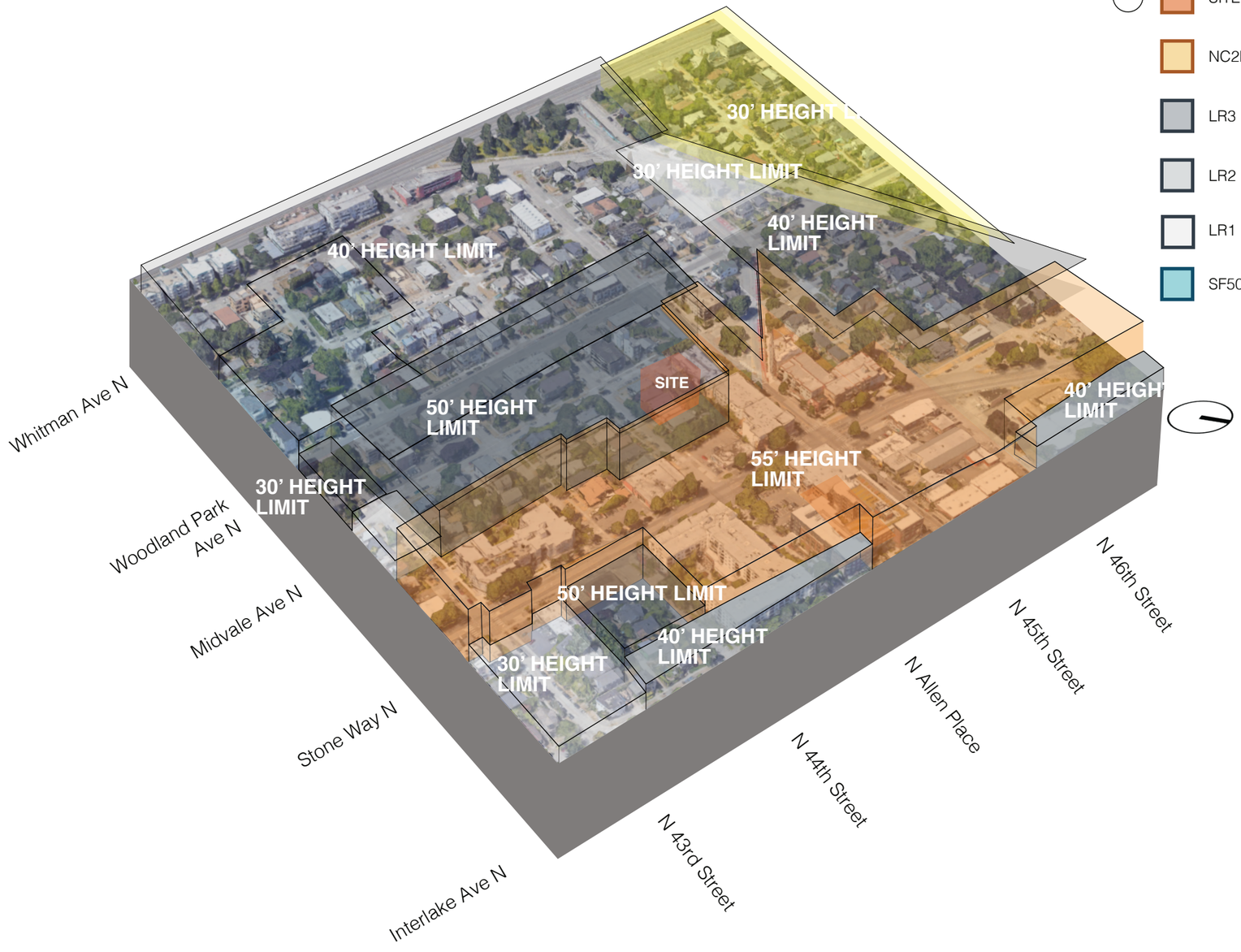
23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

PAGE INTENTIONALLY LEFT BLANK

3D ZONING VICINITY MAP

The site zoning, LR3(M2), abuts NC2P-55 to the north. The two zones have nearly the same height allowance. Currently the block frontage along N Allen Place is experiencing new development following the upzone from 2019.



LEGEND

- SITE
- NC2P-55
- LR3
- LR2
- LR1
- SF5000

TRANSIT & ACCESS



This site is well served by several bus lines, including the #44 and #62, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Fremont, Queen Anne, Roosevelt, and Northgate.

Bicycle routes connect the site to South Lake Union, Downtown, and the Roosevelt and Northgate neighborhoods. The Burke Gilman Trail is also approximately one mile south of the site.

The site also has convenient access to Aurora Avenue N (State Route 99) five blocks to the west and I-5, 18 blocks to the east, via N 45th Street

2 MINUTES

Stone Way N
Tutta Bella Pizzeria
Stone Way Hardware
Seattle Meowtropolitan
Motivity Massage & Fitness

5 MINUTES

Zoom+ Urgent Care
Archie McPhee Novelty Store
BECU credit union
Bizzarro Italian Cafe
Musashi's
Chevron
The Dress Theory
Friday Afternoon
Rocking Wok Taiwanese Cuisine
The Bounty
Genoa Healthcare

Bike Route

Bus Stop & Route



1 Bus Stop on Stone Way N



2 Bike Lane

3D VICINITY MAP

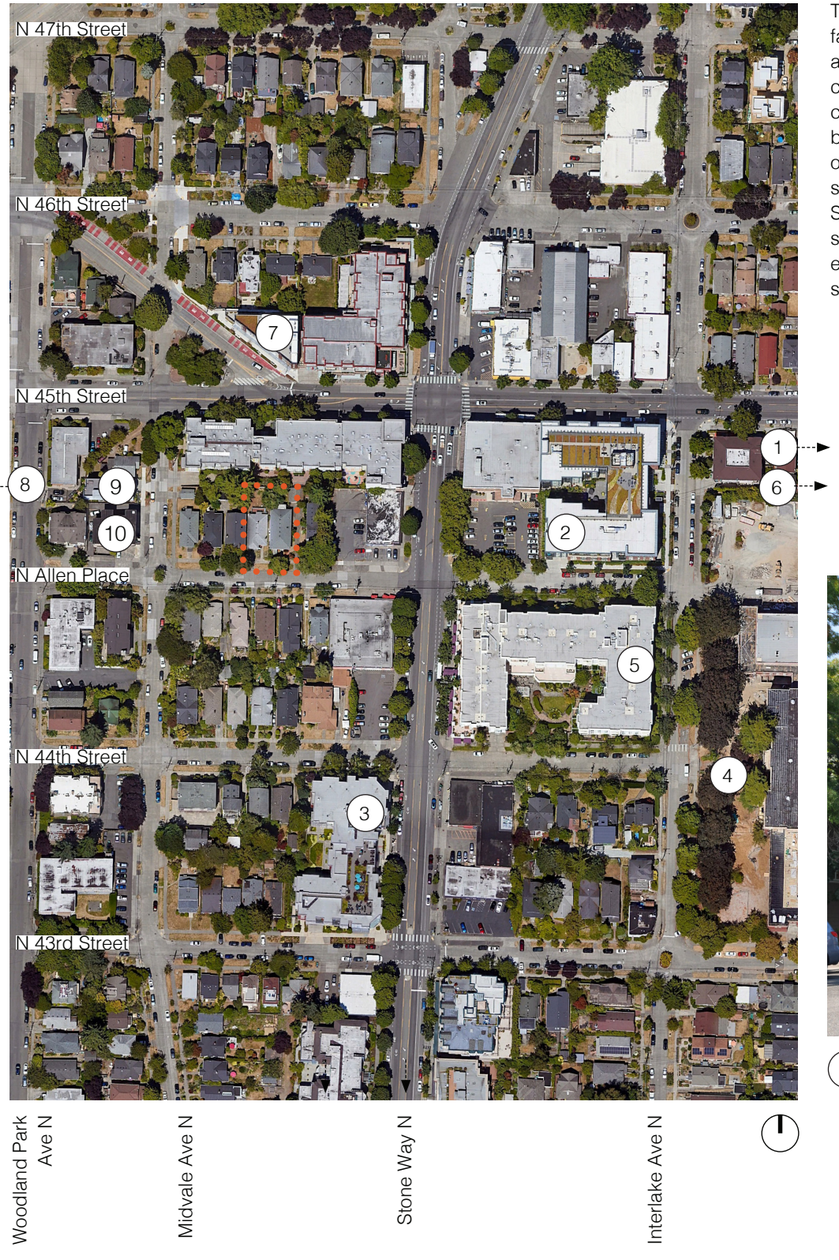


SITE

NEW DEVELOPMENT

1. 4453 STONE WAY N - 42 unit apartment building Construction Permit under Project #6578093-CN
2. Land Use Application to allow a 3-story, 7-unit townhouse. No parking proposed. Existing building to be demolished.
3. Construct east SFR (Establish use as and construct (3) single-family residences. Review & process (3) records under 6757567-CN).
4. Land Use Application to allow a 4-story, 50-unit apartment with retail. Environmental review includes demolition of existing structures.

ARCHITECTURAL CONTEXT



The immediate neighborhood context includes a variety of single-family structures, townhouse developments, condominiums, apartments, multi-family mixed-use, office spaces, and small commercial spaces. The more dense residential and focused commercial activity is concentrated along N 45th Street, a half block north of the site, and along Stone Way N, a half block east of the site. The businesses include retail, restaurants, grocery, gas station, banks and hardware. Other uses include a Lincoln High School, located two blocks to the east. The lower density and single family residential uses south of N 45th Street, the defining east-west corridor in the neighborhood, are located primarily to the south and west of the site.

Although the predominant use and structures typology along this block N Allen Place consists of single-family, the block is experiencing redevelopment following the city's upzone of all single-family zoned land inside the Wallingford Residential Urban Village from May of 2019. One such project is under construction currently at the corner of Stone Way N. Tutta Bella Pizza is located on the other parcel that fronts N Allen Place and Stone Way N at the east end of this block. The N Allen Place block immediately west of the site between Midvale Avenue N and Woodland Park Avenue N is a shorter block and contains townhouse, apartments, office and condominiums.



1 Mixed-Use Apartment Building
1607 N 45th Street
Built: 2017

Relevance: Modern Architecture; Texture and Scale through Fenestration and Balconies; Massing and Materials



2 Smith and Burns Apartments
4455 Interlake Avenue N
Built: 2015

Relevance: Large Scale Modern Architecture; Texture and Scale through Fenestration and Balconies; Massing and Materials



3 Mixed-Use Apartments
4301 Stone Way N
Built: 2014

Relevance: Massing Modulation and Materials, Texture and Scale through Balconies



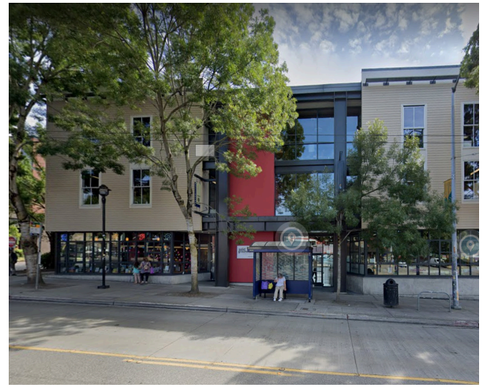
4 Lincoln High School
4400 Interlake Avenue N
Built: 1906

Relevance: Local Civic Context, Large Scale structure with articulation



5 University House Retirement Community
4400 Stone Way N
Built: 1997

Relevance: Scale through Balconies, Consistent materials, light colors



6 Solid Ground Building
1501 N 45th Street
Built: 1997

Relevance: Modern Architecture; Texture and Scale through Fenestration; Massing and Materials



7 Liv Wallingford
1240 N Midvale Pl
Built: 2016

Relevance: Modern Architecture, Facade articulation and materials; Massing modulation



8 Townhomes
4475 Woodland Park Ave N
Built: 2013

Relevance: Modern Architecture, Facade articulation and materials; Pattern through Massing modulation and materials



9 Single-Family House
4459 Midvale Ave N
Built: 2016

Relevance: Modern Architecture, Facade articulation and materials; Massing modulation



10 Miranda Place Apartments
4451 Midvale Ave N
Built: 1966

Relevance: Articulation of Horizontal Balconies, Roof Overhang

ADJACENT USES



- Single Family
- Duplex
- Triplex
- Fourplex
- Townhouse Plat
- Condominium
- Apartment
- Commercial
- Educational
- Office
- Religious
- Government
- Industrial
- Vacant



1 Apartment Building with Commercial at Street Level along Stone Way N



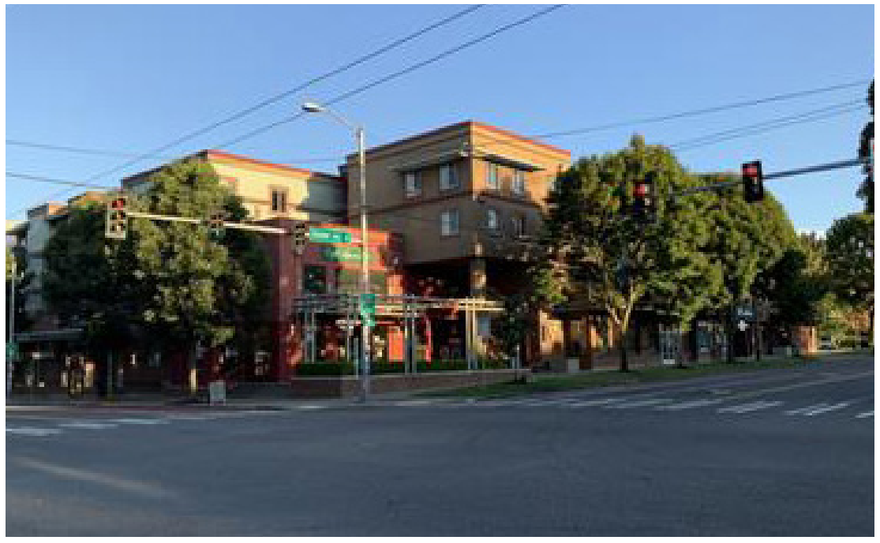
2 Commercial storefronts along Stone Way N



3 Commercial Space along Stone Way N, 4411 Stone Way N, Seattle, WA 98103



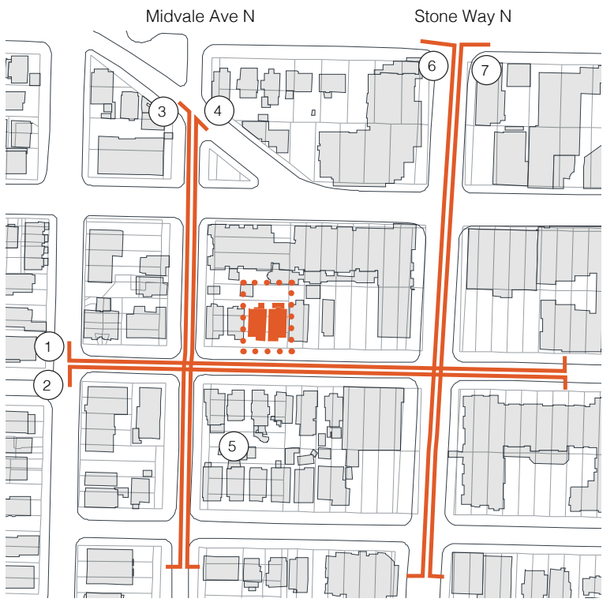
5 Boys and Girls Club; 1310 N 45th St, Seattle, WA 98103



4 1220 N 45th St Mixed-Use



6 Office Building; 4200 Stone Way N, Seattle, WA 98103



STREET PANORAMAS



1 N Allen Place - Facing North



2 N Allen Place - Facing South



4 Midvale Avenue N - Facing East



5 Midvale Avenue N - Facing West



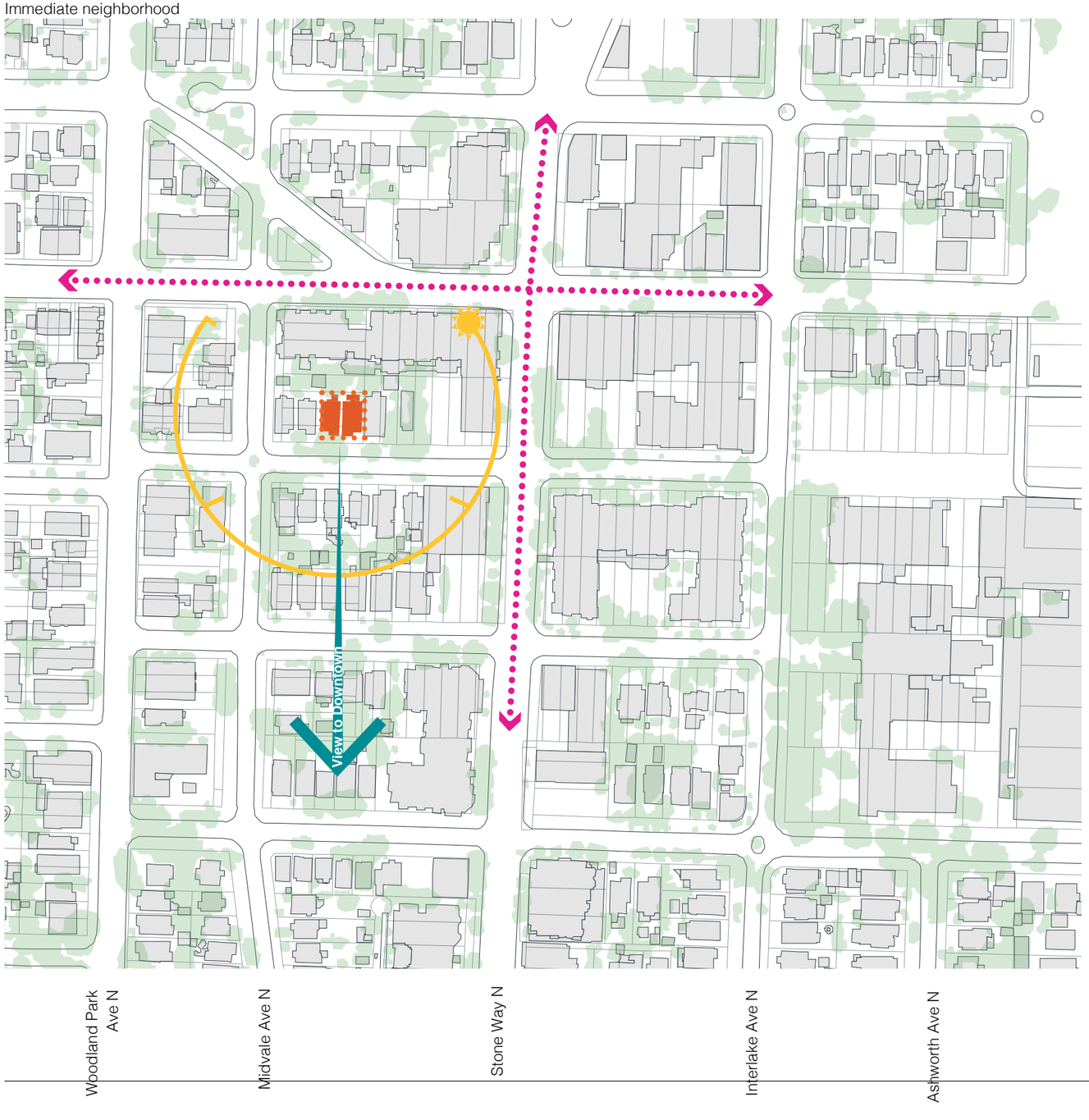
2 Stone Way N - Facing East



3 Stone Way N - Facing West

SITE CONDITIONS & CONSTRAINTS

Immediate neighborhood



CONSTRAINTS

- Located in the Wallingford Neighborhood, the site consists of a combination of two infill parcels located at 1206-1208 N Allen Place mid-block on the north side of N Allen Place between Midvale Avenue N to the west and Stone Way N to the east.
- The site is located a half block south of N 45th Street with its rear adjacent to the back of a four-story mixed-use affordable housing structure that fronts N 45th Street.
- At the corner of N Allen Place and Stone Way N a new four-story development is currently under construction. Following the Mandatory Housing Affordability upzone in May 2019, which changed the zoning from SF 5000 to LR3 (M2), this block is experiencing new development with a higher density.
- The current use on much of the N Allen Street block's frontage is single-family houses to the west, south and east of the south of the site.
- The site is predominantly flat with a slope of approximately 2 feet up from the street to the north across the depth of the property.
- N Allen Place is a narrow residential street with street parking only allowed on the south side of the street. There is an approximately 8-foot wide planting strip and a 6-foot sidewalk with a standard curb and street trees.
- Site constraints: There is an existing access easement along the west boundary of the 1206 N Allen Place property for access to an existing shared garage structure at the rear of the lot. This will be maintained until the property at 1204 N Allen Place is developed.
- There are few trees at the back of the property, with one large tree identified as exceptional and to be retained and protected.

SITE SURVEY

PARCEL #

7821200308 & 7821200307

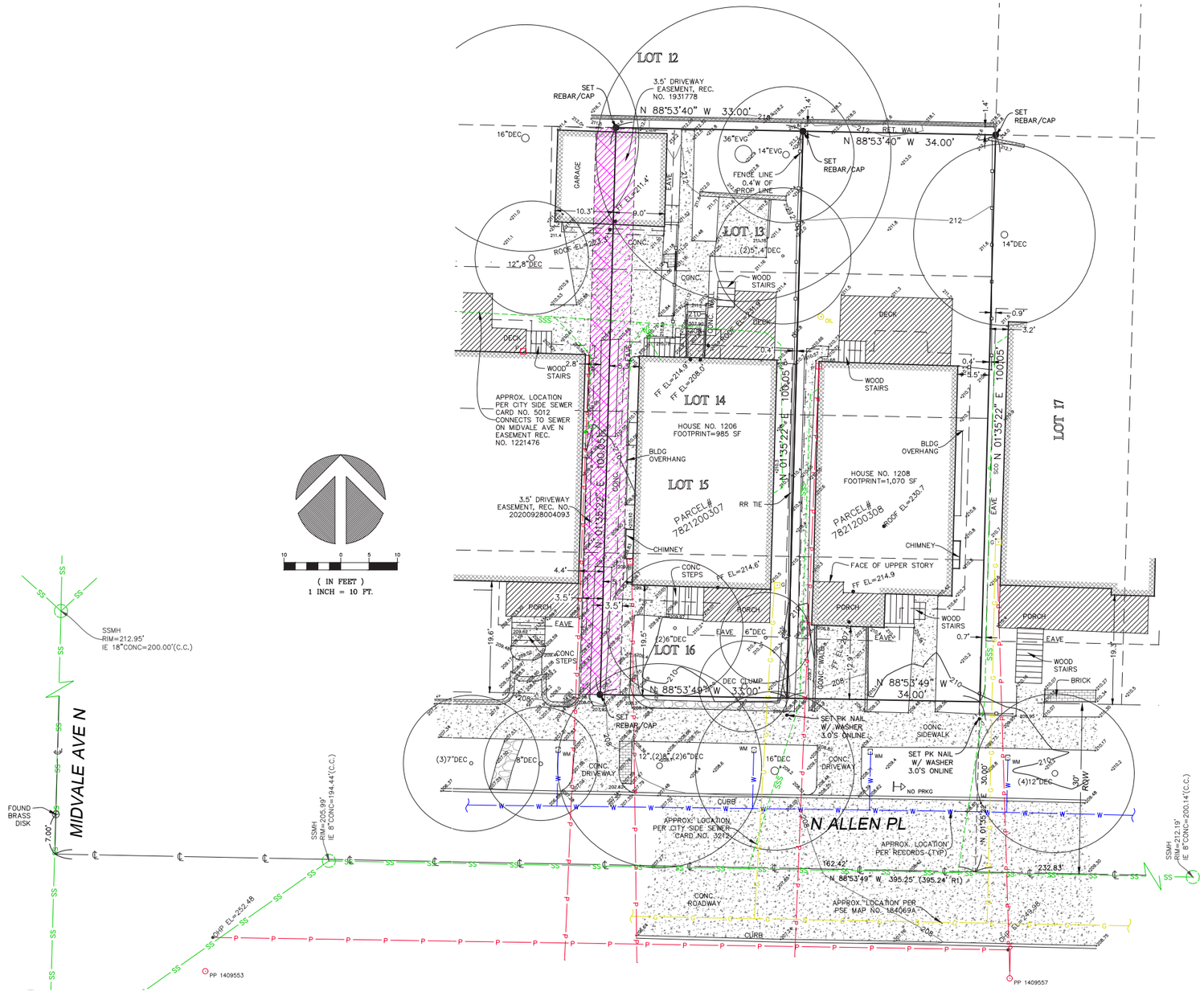
LEGAL DESCRIPTION

The East 67 Feet of Lots 13,14, 15 and 16 in Block 3 of Smith and Burns addition to the city of Seattle, as per plat recorded in volume 5 of Plats, page 68, Records of King County, Washington.

Subject to Sewer Easement per Recording Number 1221476, records of King County, Washington.

LOT SIZE

6,704 SF



ARBORIST REPORT

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

9/10/2020 Revised 11/23/2020

Arborist Inventory Report for:
1206 & 1208 N Allen Pl
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger, on or overhanging these lots. According to the Directors Rule 2008, there is one exceptional tree on 1206 N Allen Pl. No exceptional trees are overhanging these lots. There are no groves on or overhanging these lots. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing naturally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the tree's circumference at the narrowest point below 4.5' above grade and dividing by 3.14, then rounding off to the nearest inch.

"Drip Line" is the radius from the edge of the tree's trunk.

All Tree Protection Measures follow current Best Management Practices and shall be in place before breaking ground on the project.

1. Deodar Cedar *Cedrus Deodara* DBH 40", 50' tall with a 20' drip line. This exceptional tree is in good health and condition. It is to be retained and protected. A protection area shall be created by fencing the area on the subject lots within 20' of this tree with 4' tall orange construction fence and posting with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials, or washing of materials within the fenced area throughout the development project. Any excavation done within 2' of the protection fence shall be done by hand with shovels with care taken not to rip or tear any roots but rather to prune or cleanly cut them.
2. Leyland Cypress *Cupressus x Leylandii.* DBH 18", 25' tall with a 6' drip line. This tree is in good health and condition. It is to be removed.
3. Vine Maple *Acer circinatum* DBH 7.8", 12' tall with an 8' drip line. This tree is in good health and condition. It is to be removed.
4. Stewartia *Stewartia pseudocamellia* 8" DBH, 15' tall with an 8' drip line. This tree is in good health and condition. It is to be removed.

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

5. European Birch *Betula pendula* 18" DBH, 35' tall with a 9' drip line. This SDOT street tree is in good health and good condition. It is to be retained and protected. It will be protected per the Seattle DOT Street Tree manual.
6. Flowering Cherry *Prunus serrulata* DBH 19", 20' tall with a 12' average drip line. This SDOT street tree is in good health and good condition. It is to be retained and protected. It will be protected per the Seattle DOT Street Tree manual.
7. Linden *Tilia Americana* 15" DBH, 30' tall with a 10' drip line. This tree is located on the neighboring lot to the east of 1208 N Allen Pl, and it overhangs this subject lot. Although Seattle does not require developers to protect neighboring trees, developers could be liable to civil action if they injure or kill a neighboring tree. I recommend that this tree be protected by fencing the area on the 1208 N Allen Pl that is within 5' of this tree with 4' tall orange construction fence and be posted with SDCI tree protection signs. There should be no site disturbance, traffic, storage of materials, or washing of materials within the fenced area throughout the development project. Any excavation done within 2' of the protection fence shall be done by hand with shovels with care taken not to rip or tear any roots but rather to prune or cleanly cut them.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

Tree Chart for 1206 N Allen Pl

Tree #	Tree Name	DBH in inches	Drip Line in Ft	Onsite?	Exceptional?	Retain or Remove
1	Deodar Cedar	40	20	Yes	Yes	Retain and protect.
2	Leyland Cypress	15	6	Yes	No	Remove
3	Vine Maple	7.8	8	Yes	No	Remove
4	Stewartia	8	10	Yes	No	Remove
5	European Birch	18	9	Street tree	No	Retain and protect.
6	Flowering Cherry	19	12	Street Tree	No	Retain and Protect
7	Linden	15	10	No	No	Retain and Protect

1206 N Allen Place

Tree Location Map

Search results

Selected parcel(s)

New selection Export Clear

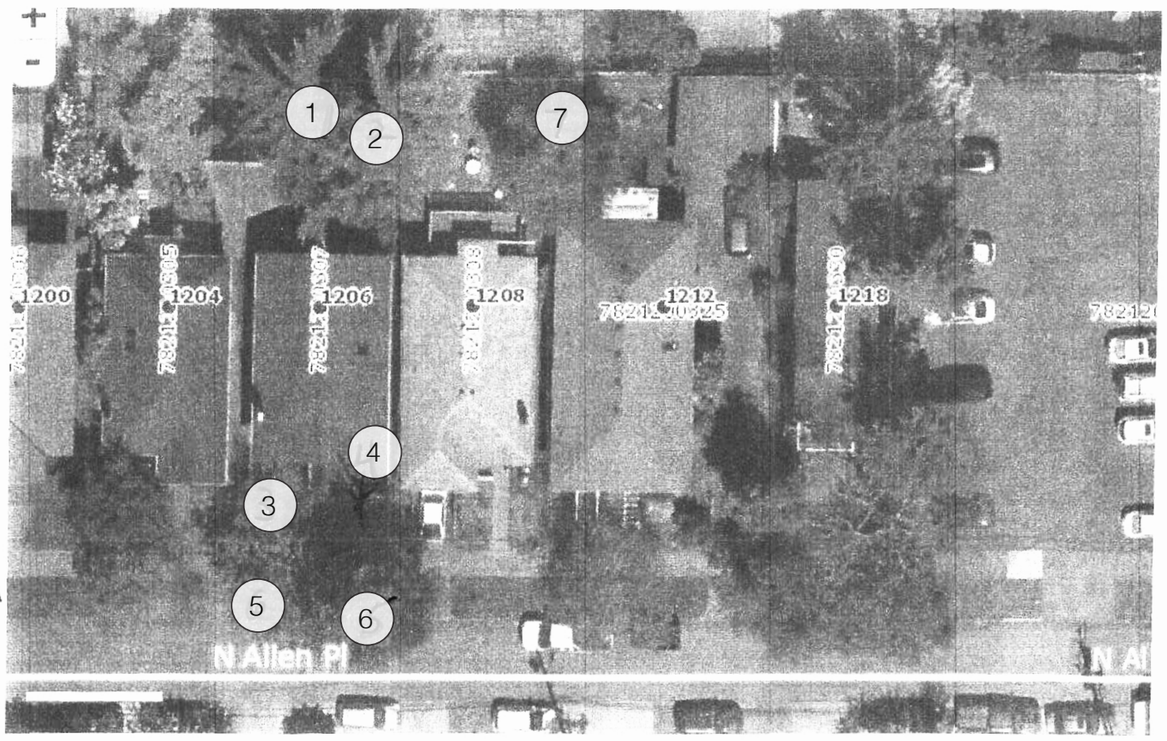
Add to selection

Selected parcels: 1

	Parcel number	Address
✕	7821200307	1206 N ALLEN PL 98103

Map layers

by: Address Search Find Intersection Zoom to Advanced tools Basemaps Print



EXISTING CONDITIONS

- The two combined lots have a frontage of 77 feet east-west, 34 feet of frontage for the east lot, 1208, and 33 feet for the west lot, 1206, and 100 feet deep. north-south, approximately 6,700 square feet in total area.
- There is an existing access easement along the west boundary of the 1206 N Allen Place property for access to an existing shared garage structure at the rear of the lot. The portion of the shared garage on the 1206 N Allen Place lot will be removed with the one on the adjacent lot at 1204 N Allen Place to the west to remain until that site is developed.
- The site is predominantly flat with an 8-foot planting strip and a 6-foot sidewalk with a standard curb and street trees.
- Each parcel of the development site contains an existing one-story single-family structure. There is a small garage structure at the rear of the west parcel at 1206 N Allen Place. The structures will be removed as part of the project.





1 View of site looking Southwest on 22nd Avenue and E James Street



2 View of site looking Southwest on 22nd Avenue and E James Street



3 View of site looking Southeast on E James Street



4 View of site and alley looking South on E James Street



5 View of site looking Northeast from Alley



6 View of site looking Northwest on 22nd Avenue



7 View of site looking West on 22nd Avenue



8 View of site looking Northwest on 22nd Avenue



9 View of adjacent sites to the east looking Northeast on 22nd Avenue

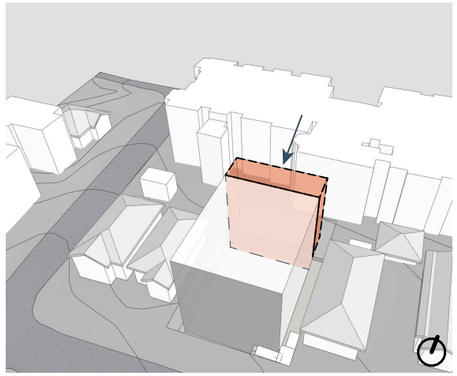


10 View of site looking West on E James Street

PROJECT EVOLUTION

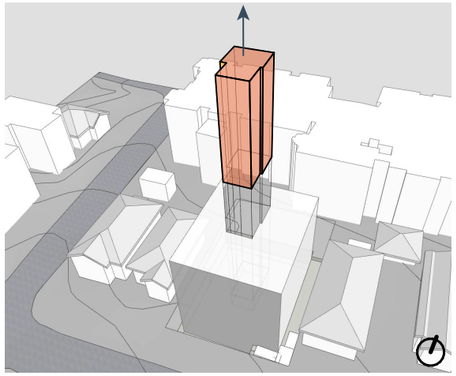
ZONING ENVELOPE

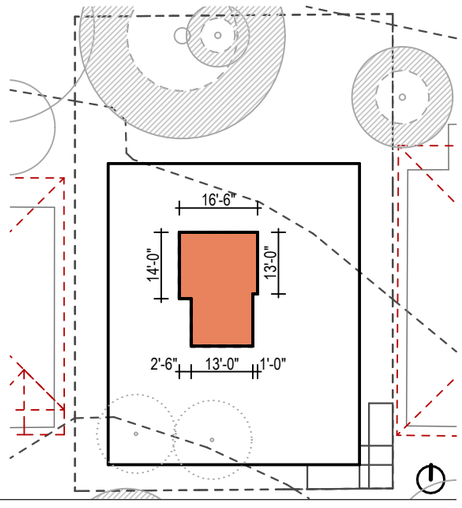
- Allowable Building envelope with required 5-foot front setback along N Allen Place. A larger set back is provided at the rear of the site in response to an existing exceptional tree.



ALTERNATIVE 1

- Massing is removed from the core to create a central courtyard with exterior walkways and provide access to light and air with the code required setbacks at all sides of the building.

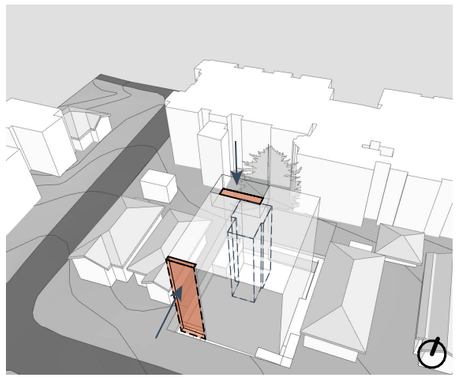




PROJECT EVOLUTION

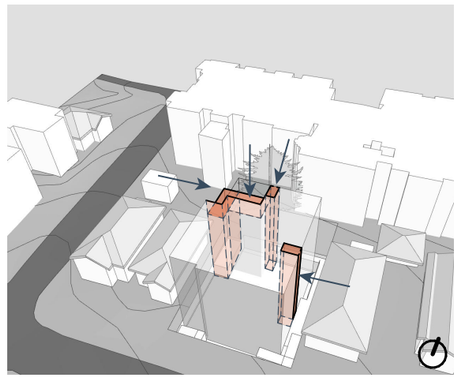
FACADE MODULATION

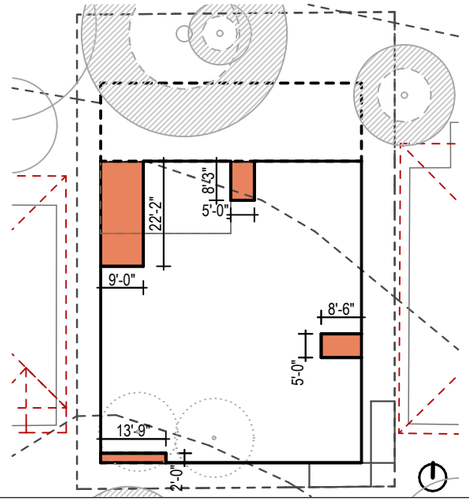
- The front and rear facades are modulated in response to the existing adjacent context. A recessed plane at the street breaks the front facade into two elements, highlighting the entry to the structure, and the massing is reduced to four stories in the northwest corner of the site. These strategies provide relief along the south, west and north facades. The massing provides a step down in a section on the back of the building towards the large tree to get more daylight to the rear amenity area and a communal space for the building at an upper floor.



ALTERNATIVE 2

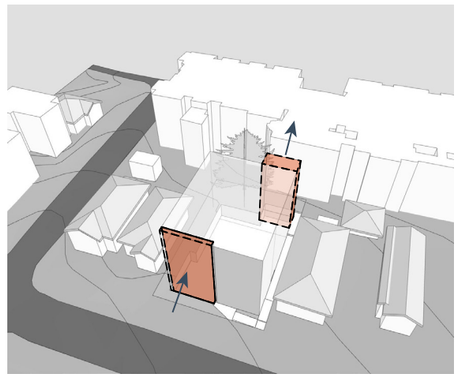
- This iteration fills in the central courtyard from Alternative 1 and in exchange, removes areas of the structure along the sides of the structure and at the rear to reduce the mass of the proposal and break the facades into smaller lengths. This approach externalizes the courtyard and provides relief at all sides of the structure.





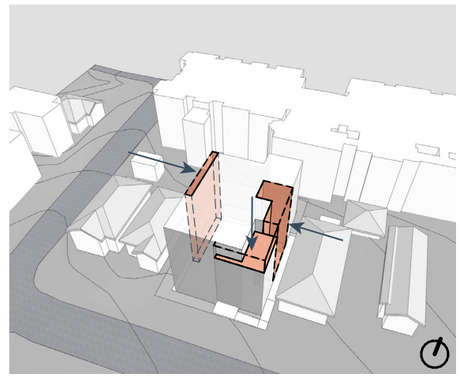
FACADE MODULATION

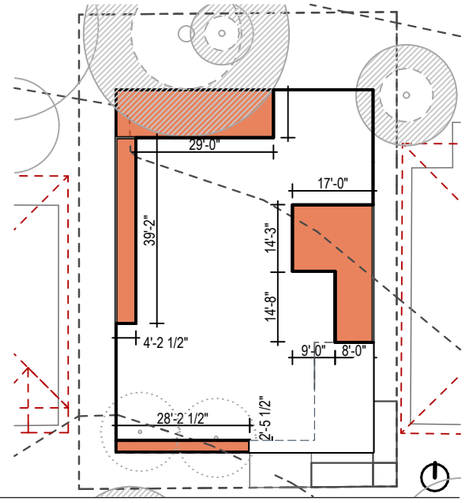
- The front and rear facades are modulated to respond to the adjacent context and an existing exceptional tree at the rear of the site. The strategies create a holistic approach to modulation on the north and south sides of the proposed structure. The recessed area along the street frontage is double the width of Alternative 2, creating more relief at the front facade. At the rear, an area projects in the northeast corner of the site, providing relief on that facade as well.



ALTERNATIVE 3 (PREFERED)

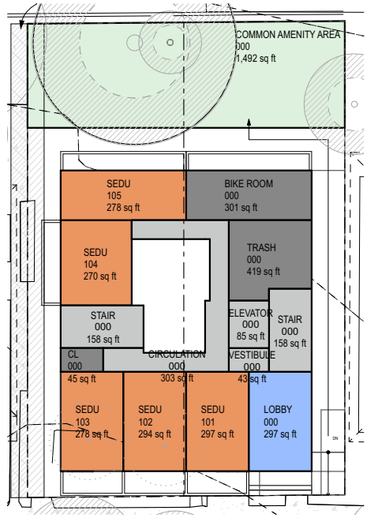
- The massing is further reduced in Alternative 3, the preferred Alternative. In response to the recess at the front facade, the forward mass is reduced to four stories in height, responding to the existing smaller scaled structures along N Allen Place. This reduction in height is also aligned with a recess at the ground floor to highlight the entry to the structure. Further significant modulation occurs along the east and west facades, resulting in a holistic approach to all sides of the proposal. This strategy provides smaller sections of facade and better access to light and air for the proposed structure as well as the adjacent neighbors. Indent expands on the street facade and doubles its width. A larger portion is also taken from the back, and in response, another portion shifts out outside the tree protection area reducing a portion of the rear setback allowing more area to be recessed along the side setbacks.



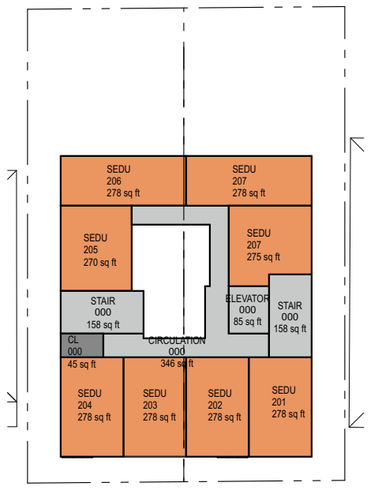


DESIGN PROPOSAL ALTERNATIVES COMPARISON

ALTERNATIVE 1

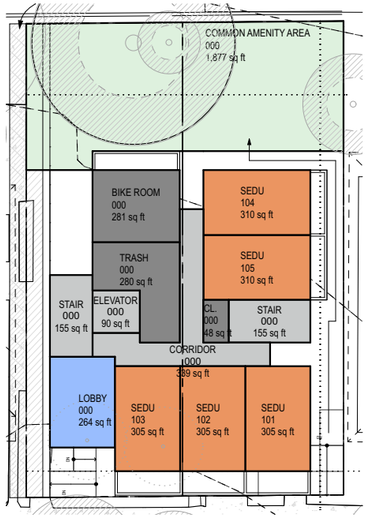


GROUND FLOOR PLAN

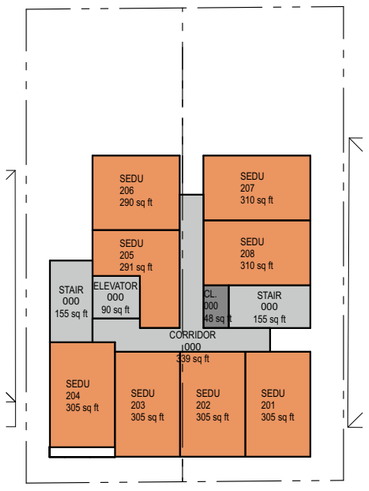


TYPICAL FLOOR PLAN

ALTERNATIVE 2

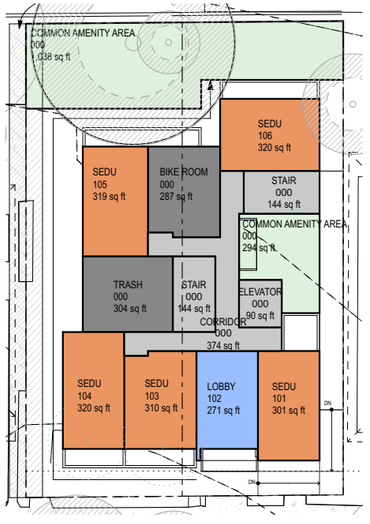


GROUND FLOOR PLAN

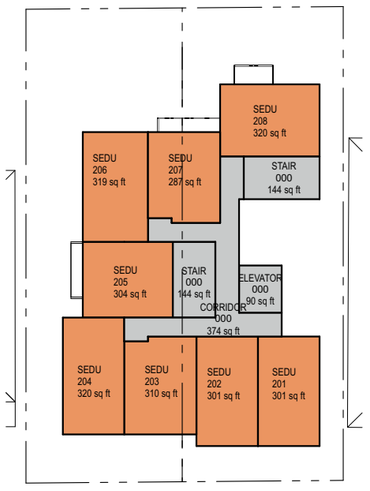


TYPICAL FLOOR PLAN

ALTERNATIVE 3 (PREFERRED)



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

DESIGN PROPOSAL ALTERNATIVES COMPARISON

ALTERNATIVE 1

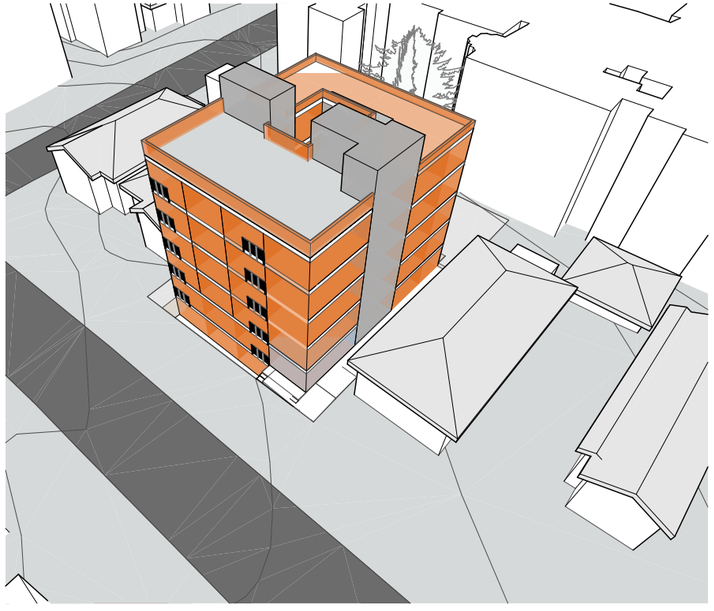
Gross Floor Area - 18,842.92 SF
of Units: 43
of Parking Stalls: 0
of Bicycle Parking Stalls: 46

Advantages:

- Code compliant scheme
- Features internal courtyard for access to light and air
- Provides simple massing
- Locates stair and elevator penthouse access to roof away from north property line
- The majority of units face north or south, away from adjacent sites.

Issues

- Completely internal courtyard shifts all massing to edges
- Uninterrupted side facades provide no relief along the east and west property lines
- Two units face east and west, looking at adjacent single family structures.



View looking Northwest

ALTERNATIVE 2

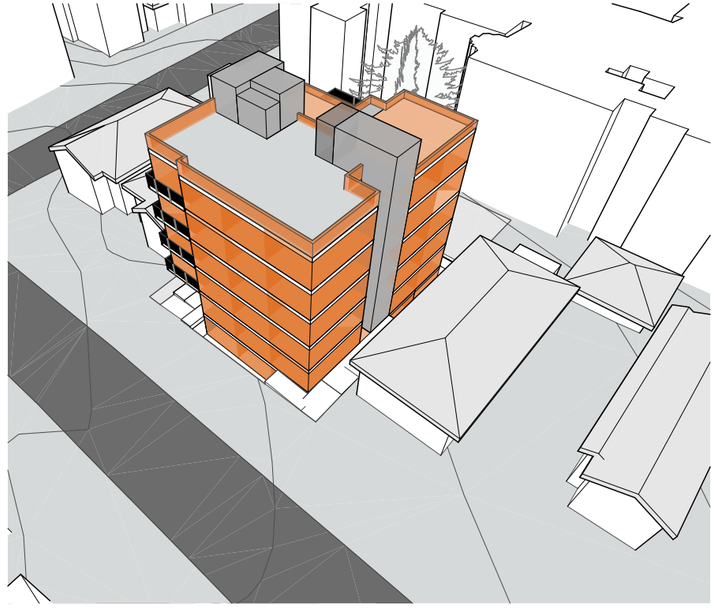
Gross Floor Area - 19,425.34 SF
of Units: 43
of Parking Stalls: 0
of Bicycle Parking Stalls: 46

Advantages:

- Code compliant scheme
- Features modulation at all facades for visual relief, access to light and air and in response to adjacent sites
- Entry is recessed from main front facade
- Steps massing down in northwest corner
- Locates stair and elevator penthouse access to roof away from north property line
- The majority of units face north or south, away from adjacent sites.

Issues

- . East facade is still primarily flat with a small area of relief.
- Two units face east and west, looking at adjacent single family structures with one irregular shaped unit being mostly internal with little access to light and air.



View looking Northwest

ALTERNATIVE 3 (PREFERRED)

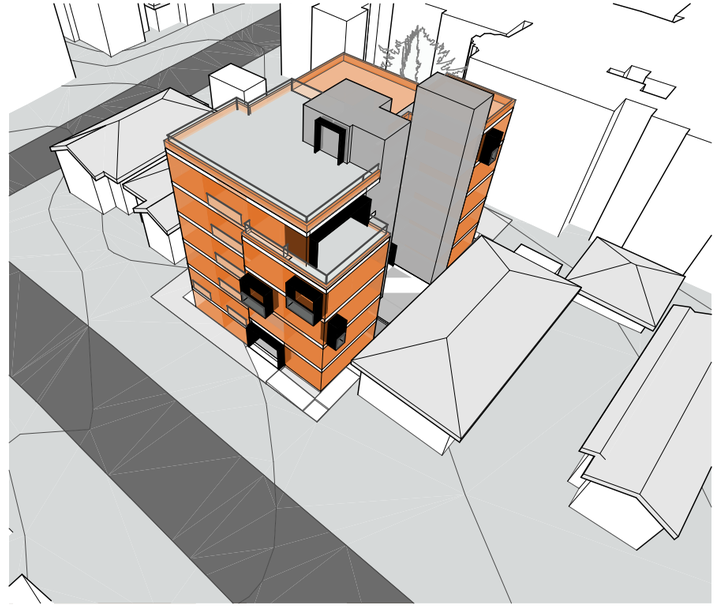
Gross Floor Area - 19,687.35 SF
of Units: 43 SEDU's
of Parking Stalls: 0
of Bicycle Parking Stalls: 46

Advantages:

- Code compliant scheme
- Features significant modulation at all facades for access to light and air and in response to adjacent sites
- Entry is recessed from main front facade
- Steps massing down in southeast corner at front facade above entry in response to existing adjacent structures and to address height, bulk and scale at the street
- The majority of units face north or south, away from adjacent sites.

Issues

- One unit faces west with a larger setback than Alternatives 1 and 2, looking at adjacent single family structures.



View looking Northwest

ALTERNATIVE 1 (CODE COMPLIANT)

Gross Floor Area - 18,842.92 SF

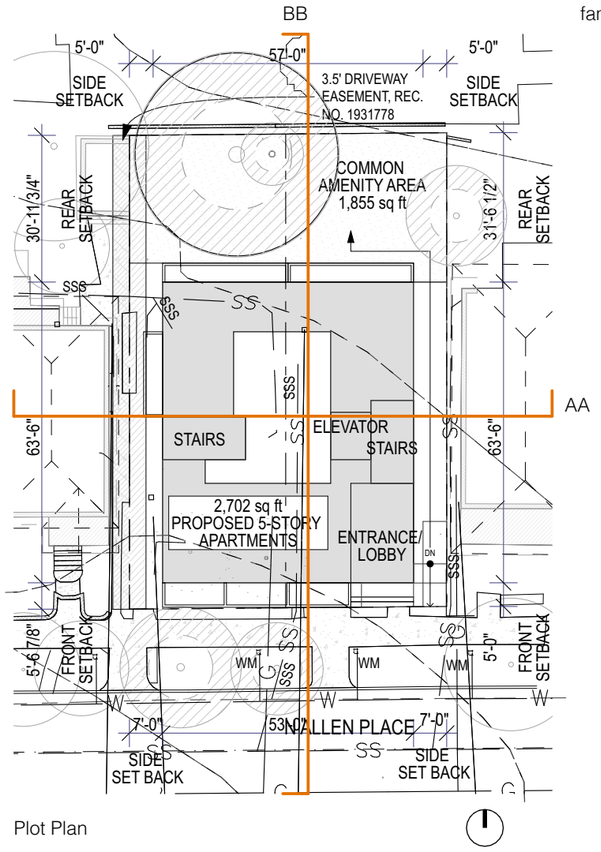
Above Grade Area: 15,477.34 SF
Below Grade Area: 3,365.58 SF
of Units: 43
of Parking Stalls: 0
of Bicycle Parking Stalls: 46

Advantages:

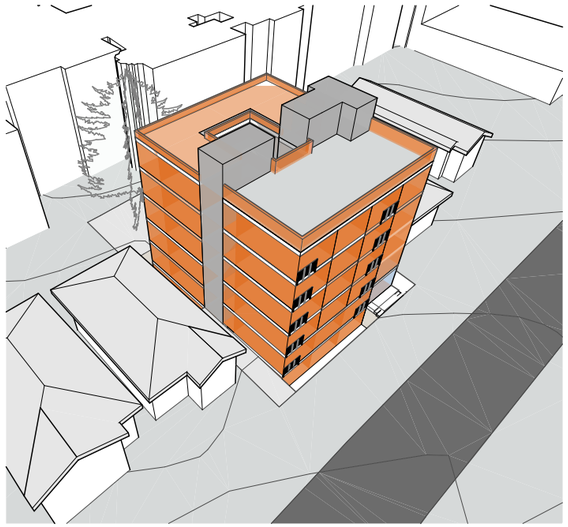
- Code compliant scheme
- Features internal courtyard for access to light and air
- Provides simple massing
- Locates stair and elevator penthouse access to roof away from north property line
- The majority of units face north or south, away from adjacent sites.

Issues

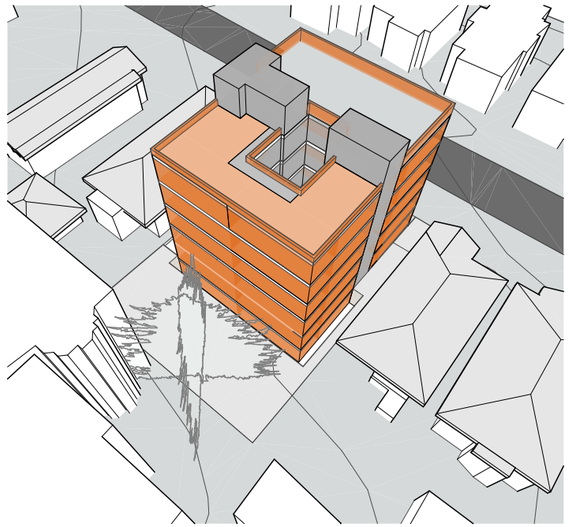
- Completely internal courtyard shifts all massing to edges
- Uninterrupted side facades provide no relief along the east and west property lines
- Two units face east and west, looking at adjacent single family structures



Plot Plan



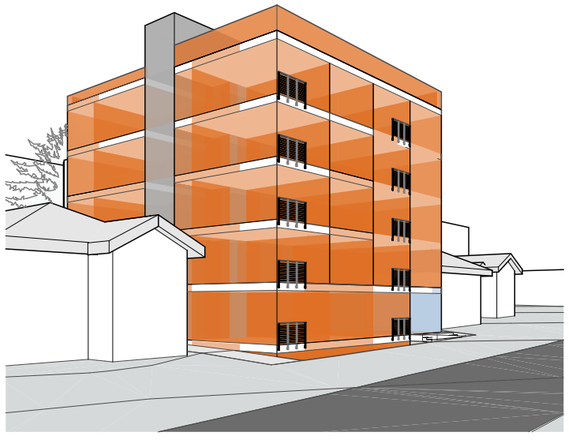
1 Aerial view looking Northeast



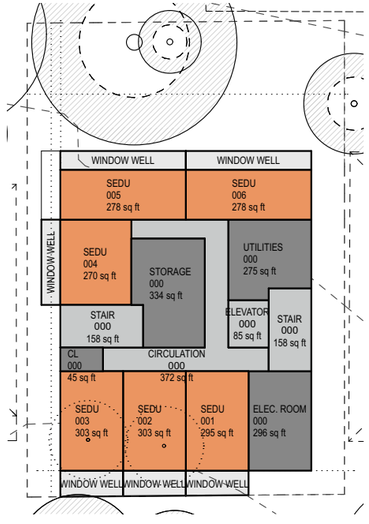
2 Aerial view looking Southwest



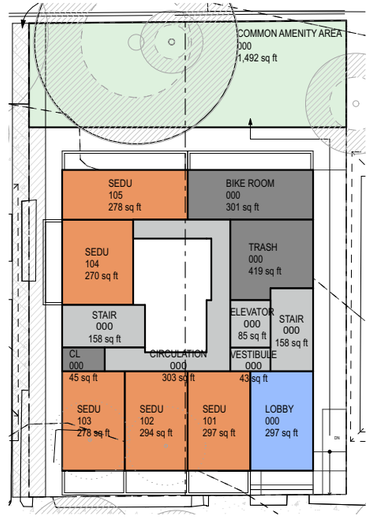
3 Street view looking Northwest



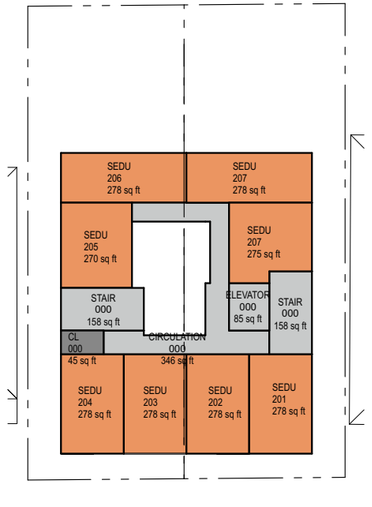
4 Street view looking Northeast



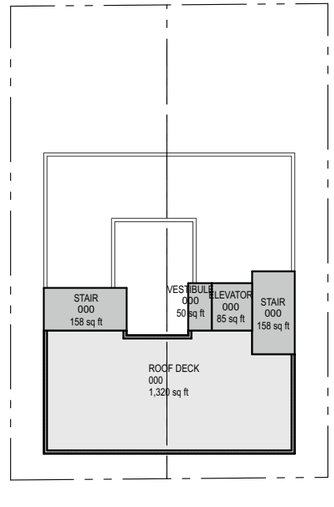
Basement Floor Plan



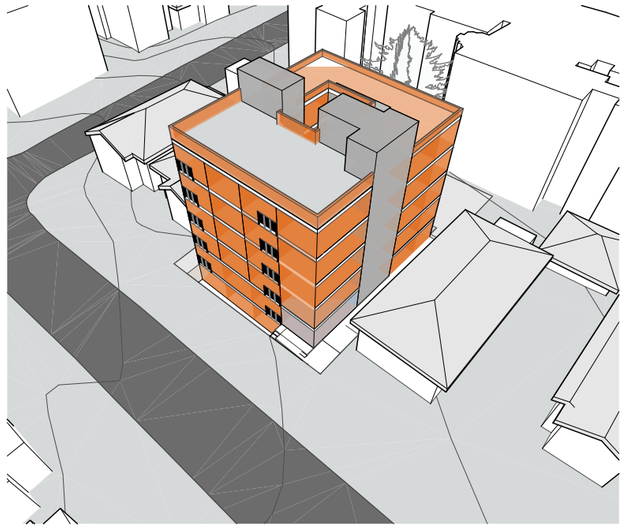
First Floor Plan



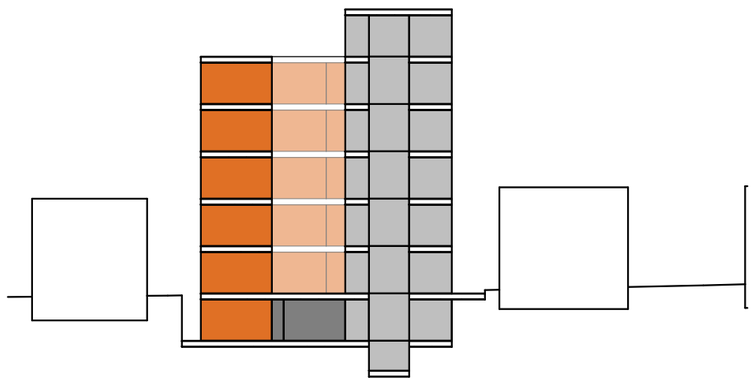
Second through Fifth Floor Plans



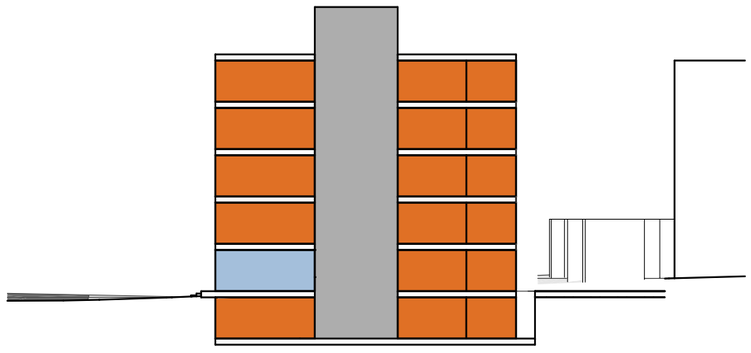
Roof Plan



5 Aerial view looking Northwest



AA Transverse Section looking East

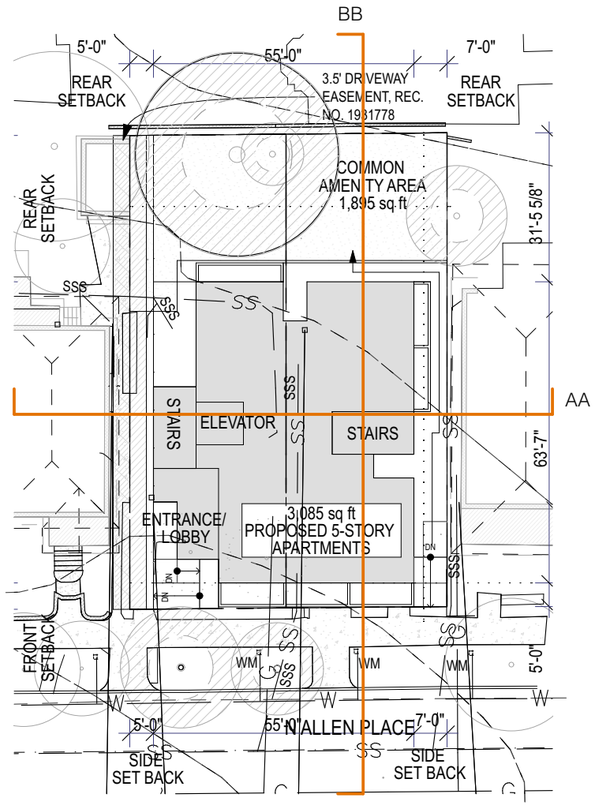


BB Longitudinal Section looking North

ALTERNATIVE 2

Gross Floor Area - 19,425.34 SF

Above Grade Area: 16,127.74 SF
Below Grade Area: 3,297.60 SF
of Units: 43
of Parking Stalls: 0
of Bicycle Parking Stalls: 46



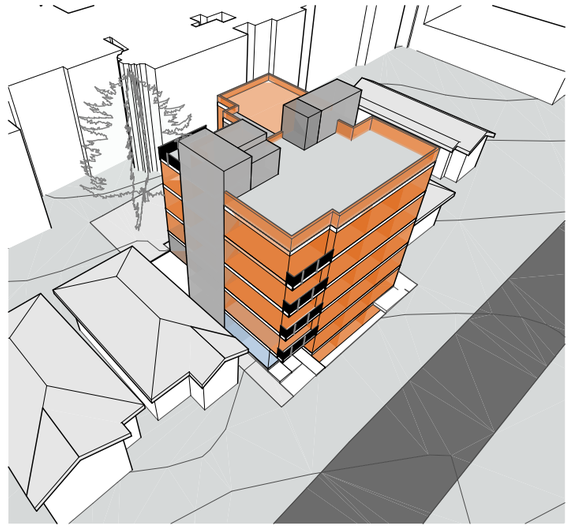
Plot Plan

Advantages:

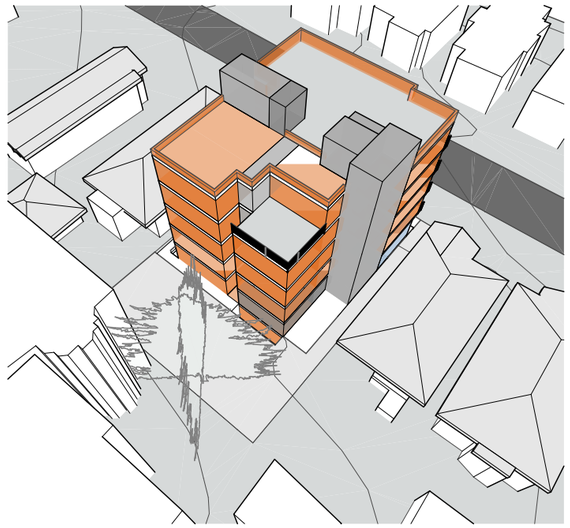
- Code compliant scheme
- Features modulation at all facades for visual relief, access to light and air and in response to adjacent sites
- Entry is recessed from main front facade
- Steps massing down in northwest corner
- Locates stair and elevator penthouse access to roof away from north property line
- The majority of units face north or south, away from adjacent sites.

Issues

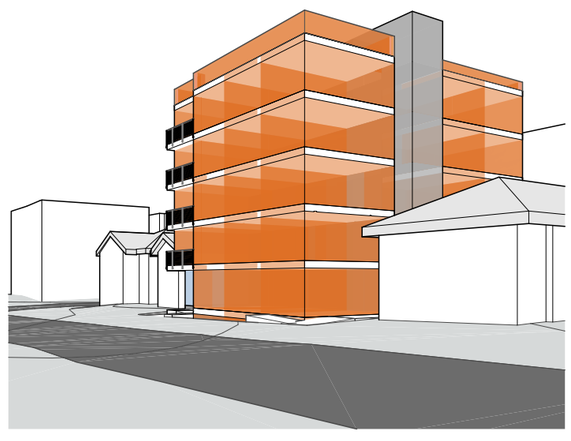
- East facade is still primarily flat with a small area of relief.
- Two units face east and west, looking at adjacent single family structures with one irregular shaped unit being mostly internal with little access to light and air



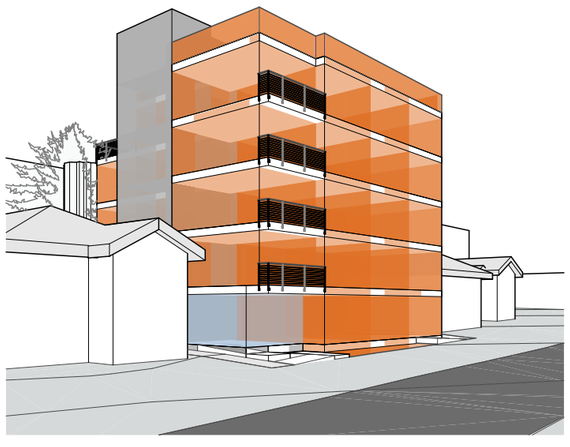
1 Aerial view looking Northeast



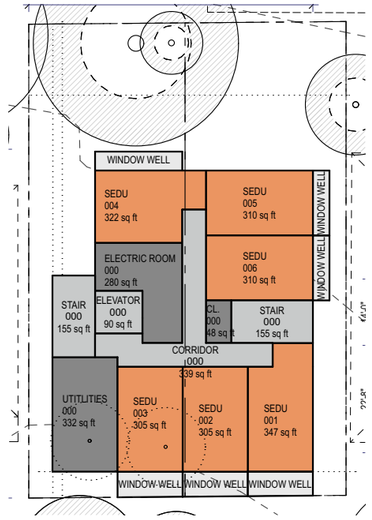
2 Aerial view looking Southwest



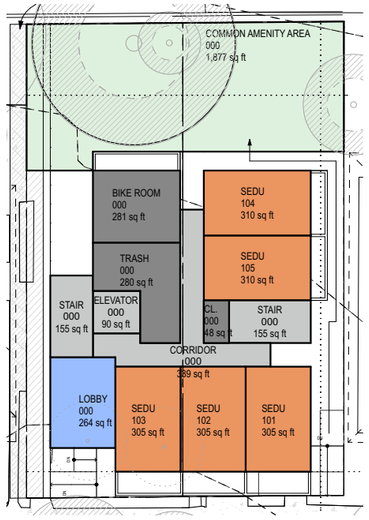
3 Street view looking Northwest



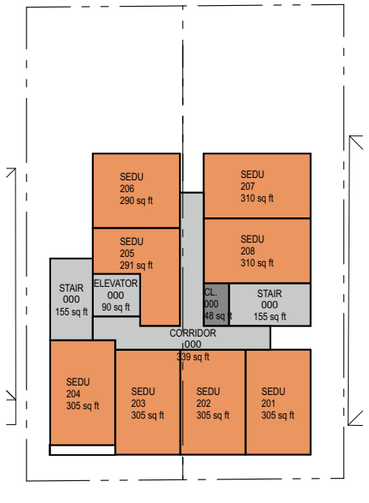
4 Street view looking Northeast



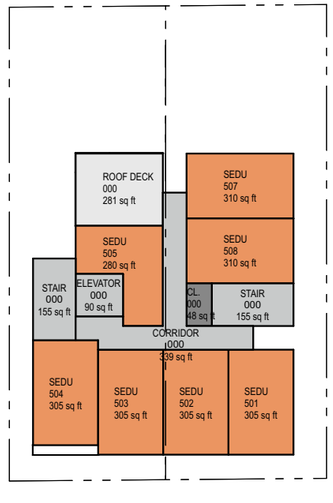
Basement Floor Plan



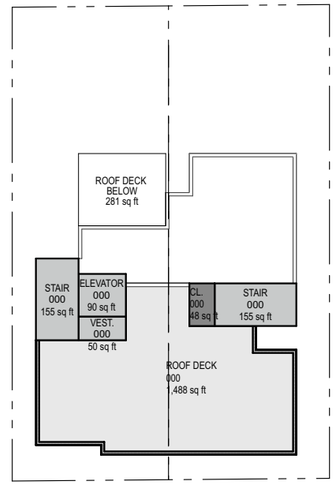
First Floor Plan



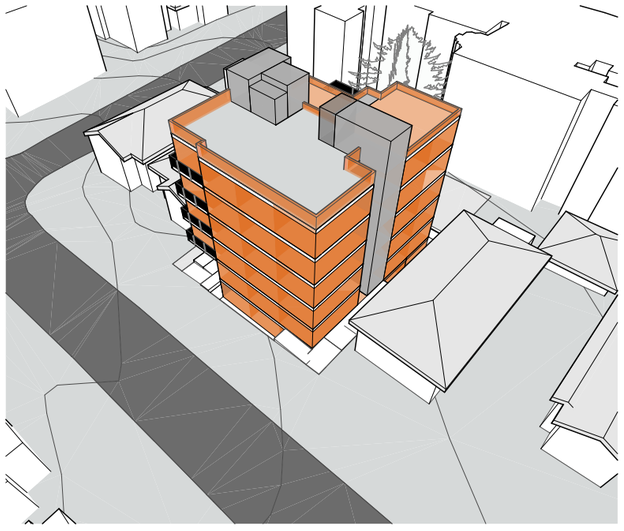
Second through Fourth Floor Plans



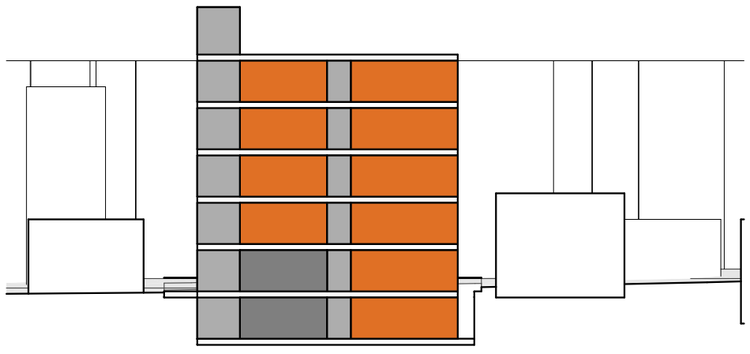
Fifth Floor Plan



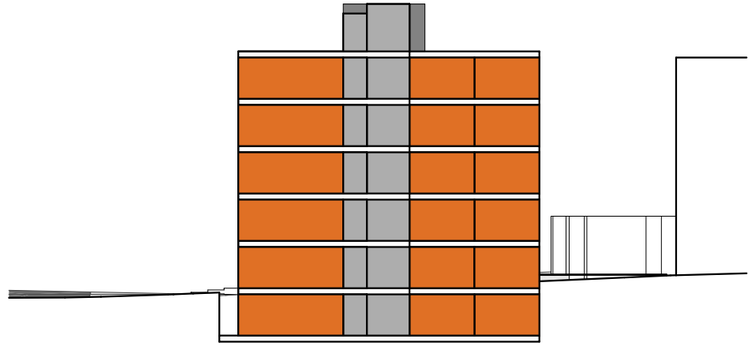
Roof Plan



5 Aerial view looking Northwest



AA Transverse Section looking East



BB Longitudinal Section looking North

ALTERNATIVE 3 (PREFERRED)

Gross Floor Area - 19,687.35 SF

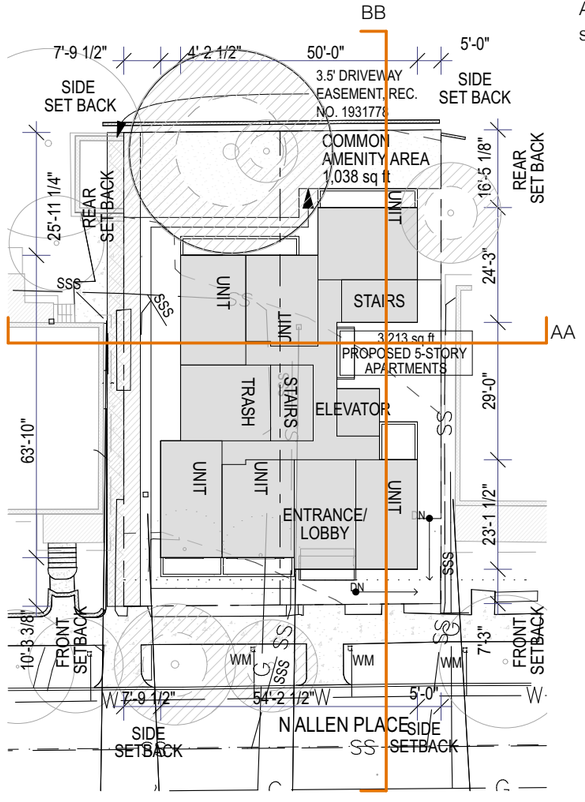
Alternative 3
Above Grade Area: 16,180.08 SF
Below Grade Area: 3,507.27 SF
of Units: 43 SEDU's
of Parking Stalls: 0
of Bicycle Parking Stalls: 46

Advantages:

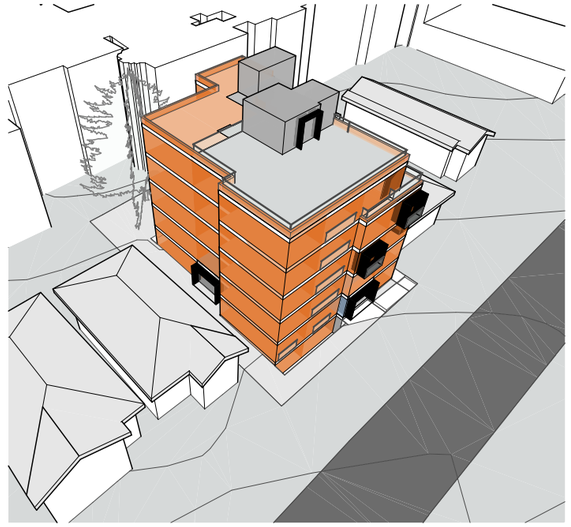
- Code compliant scheme
- Features significant modulation at all facades for access to light and air and in response to adjacent sites
- Entry is recessed from main front facade
- Steps massing down in southeast corner at front facade above entry in response to existing adjacent structures and to address height, bulk and scale at the street
- The majority of units face north or south, away from adjacent sites.

Issues

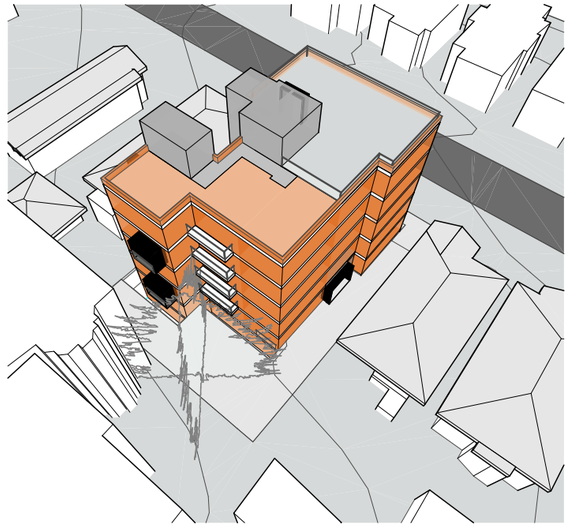
- One unit faces west with a larger setback than Alternatives 1 and 2, looking at adjacent single family structures.



Plot Plan



1 Aerial view looking Northeast



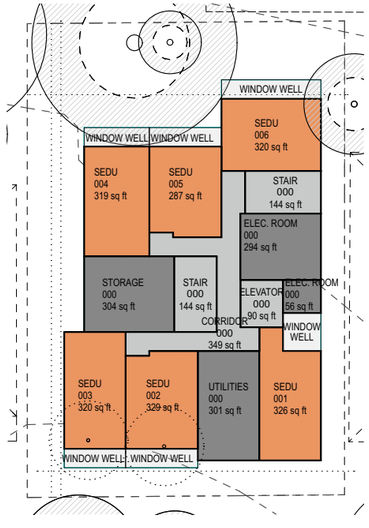
2 Aerial view looking Southwest



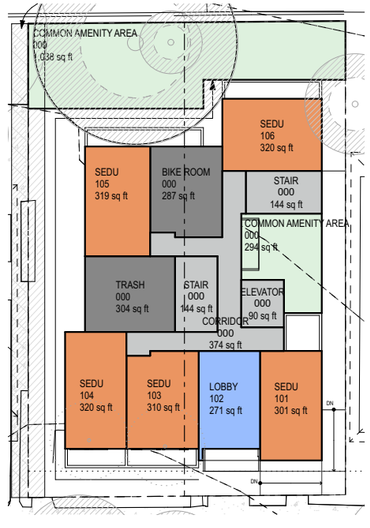
3 Street view looking Northwest



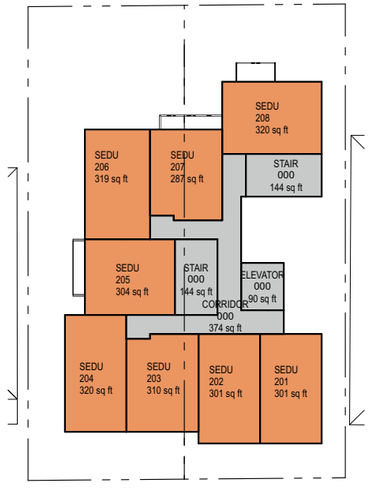
4 Street view looking Northeast



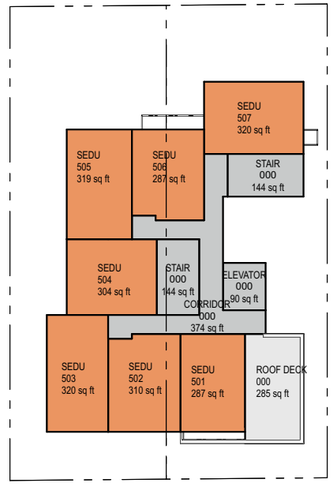
Basement Floor Plan



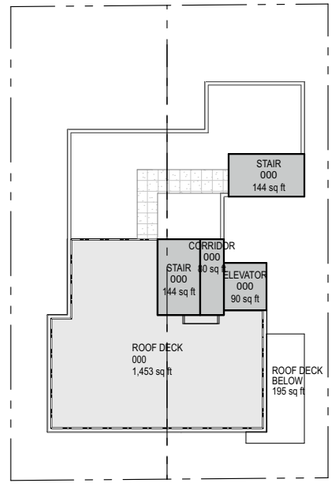
First Floor Plan



Second through Fourth Floor Plans



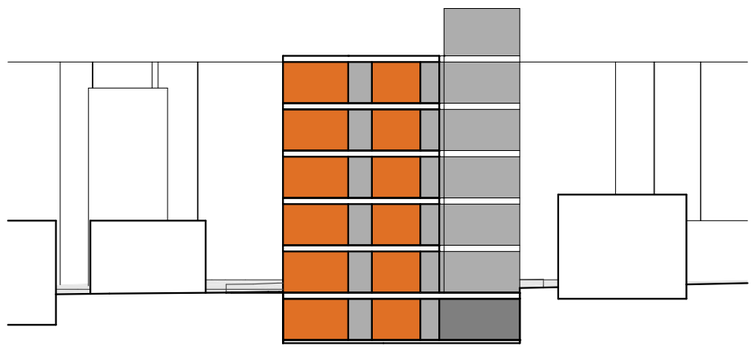
Fifth Floor Plan



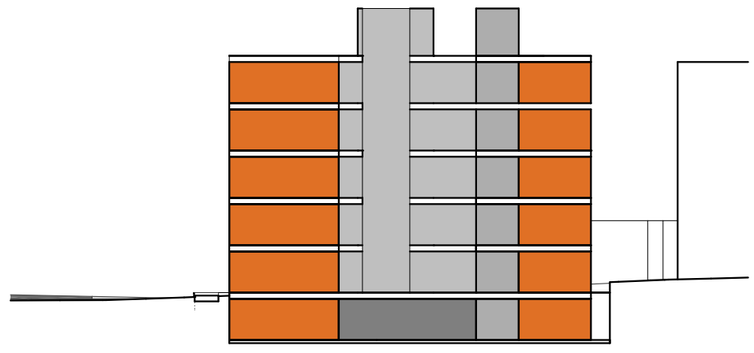
Roof Plan



5 Aerial view looking Northwest



AA Transverse Section looking East

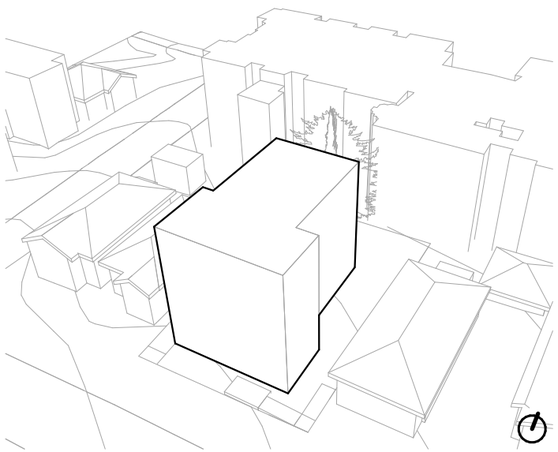


BB Longitudinal Section looking North

PAGE INTENTIONALLY LEFT BLANK

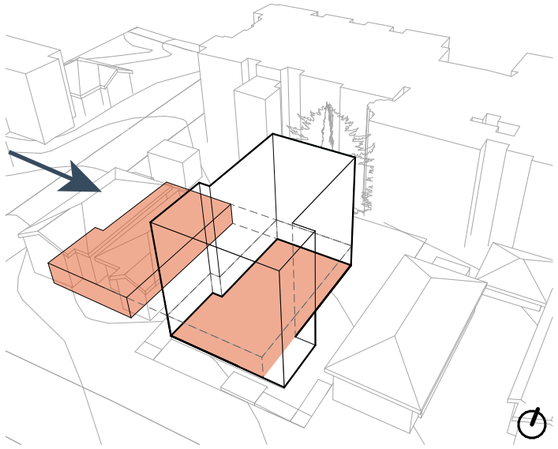
SCHEMATIC DESIGN CONCEPT

ALTERNATIVE 3 MASSING



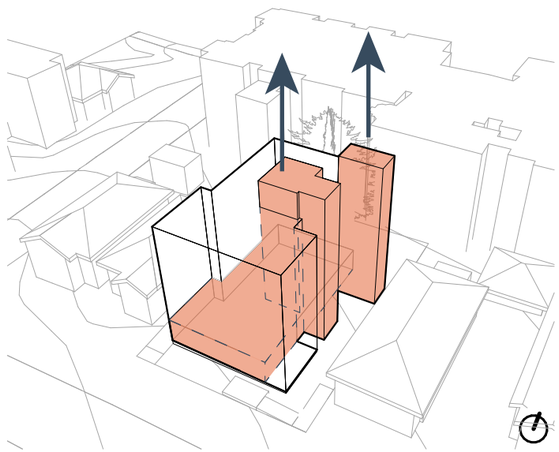
CIRCULATION - HORIZONTAL

- **Building Circulation expressed at street level**
- **Creates one-story base at all facades**



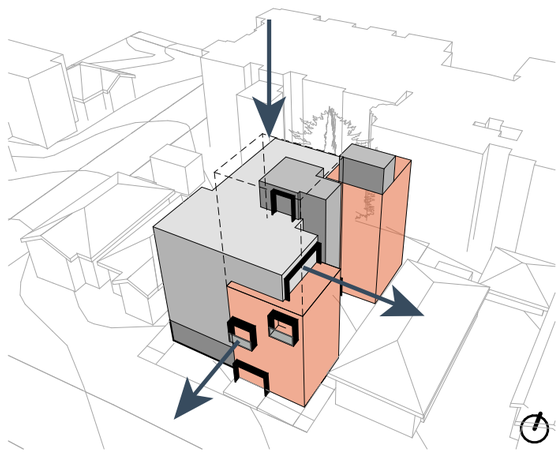
CIRCULATION - VERTICAL

- **Stair and elevator circulation cores are expressed at the building exterior**
- **Creates articulation and modulation anchored in the building base along the east facade**



INTERSECTION OF ELEMENTS

- **Two offset volumes at the street facade intersect with the circulation**
- **The front volume is grounded, with the circulation element breaking through and creating elements of scale and visual cues for connections**
- **The slightly recessed volume is lifted up above the base, breaking the facade into smaller elements**



FACADE ARTICULATION



1/
TEXTURED MATERIAL WINDOW TREATMENT

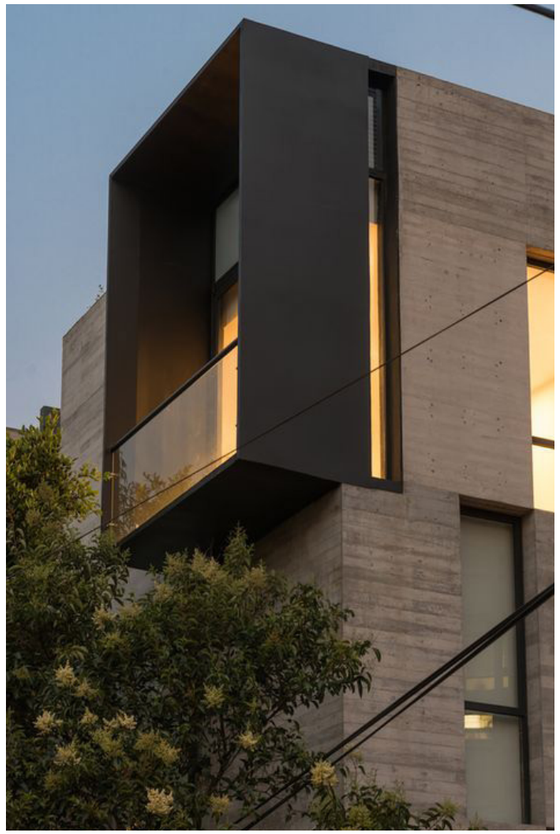
Material expression along tow eastside voulmes will be incorporated responding to the smaller scale in the context.

2/
BALCONY TREATMENT

Secondary architectural freatures expressed as punture elementes that intersect the volumes.



1 SHOU SUGI BAN
Cladding Degmeda, Dark Black



2 **CORBETA 18 APARTMENTS**
FRB Arquitectos
Mexico City, Mexico

3/
FAÇADE ARTICULATION, RHYTHIM AND DEPTH

4/
ALTERNATING MATERIAL
INTERSECTION VOLMES CONCEPT

5/
EXTERIOR ARTICULATION OF FACADE
& THRESHOLD ELEMENTS



HOUSING UNITS
MDNH Architects
Paris, France



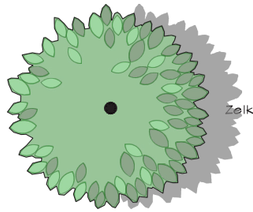
SIGNATURE RESIDENCE
blp & associates
Bordeaux, France



CHARRED WOOD HOUSEJane Riddell Architects
Camberwell, Melbourne, Australia

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN

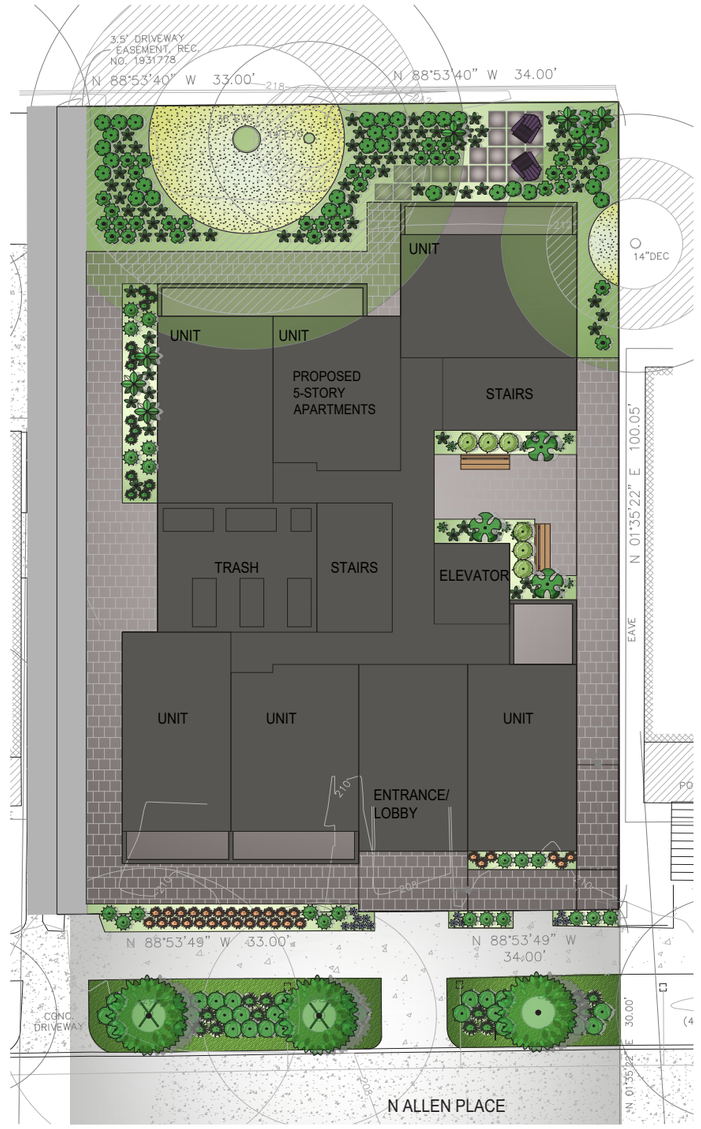
PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME	REMARKS
	Zelkova serrata 'Greenvase' / Green Vase Zelkova	Street Tree

SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	
	Carex testacea / Orange Sedge	
	Fatsia japonica / Japanese Fatsia	
	Gaultheria shallon / Salal	
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	
	Mahonia repens / Creeping Oregon Grape	
	Mahonia x media 'Charity' / Mahonia	
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	
	Pennisetum alopecuroides 'Hameln' / Hamein Dwarf Fountain Grass	
	Polystichum munitum / Western Sword Fern	
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	

GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3'' Depth

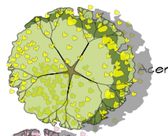
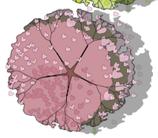


NORTH

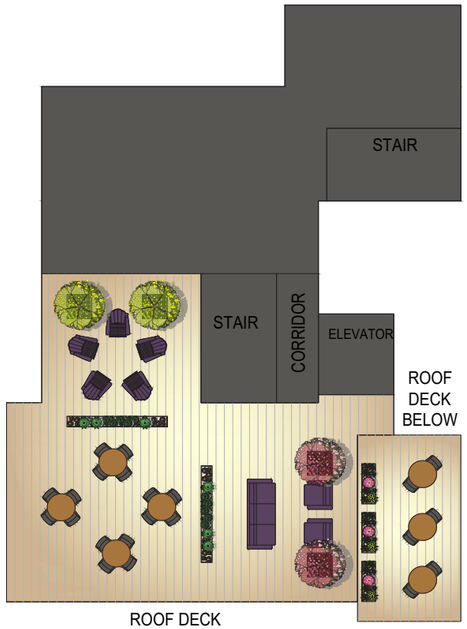
LANDSCAPE PLAN
SCALE: NTS

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN

PLANT SCHEDULE ROOF DECK

TREES	BOTANICAL / COMMON NAME
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple

PLANTERS	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Bergenia purpurascens / Purple Bergenia
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex testacea / Orange Sedge
	Cyrtomium fortunei / Japanese Holly Fern
	Fuchsia magellanica 'David' / David Hardy Fuchsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass





ROOF PLAN
SCALE: NTS

DECEMBER COMPARISON

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

9am

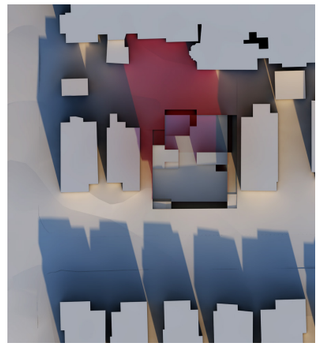


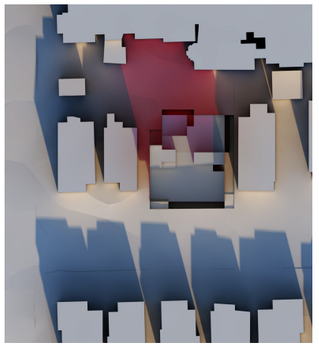




12 pm







3 pm





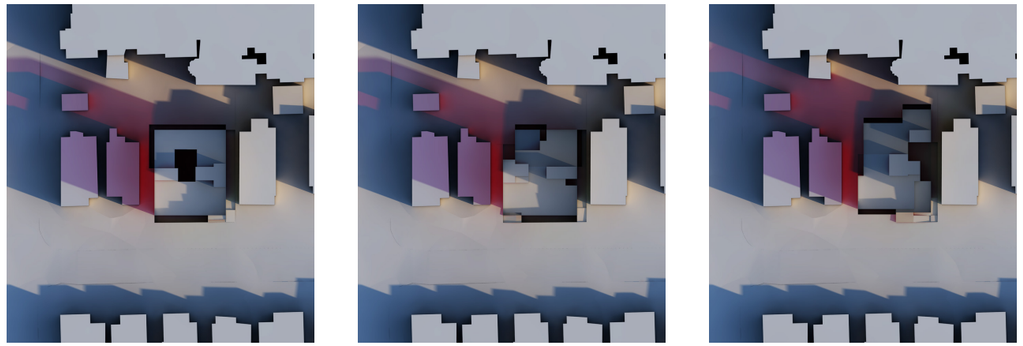


SHADOW STUDIES

MARCH/ SEPTEMBER COMPARISON

ALTERNATIVE 1 | ALTERNATIVE 2 | ALTERNATIVE 3

9 am



12 pm



3 pm



JUNE COMPARISON

ALTERNATIVE 1 | ALTERNATIVE 2 | ALTERNATIVE 3

9am



12 pm



3 pm



PAGE INTENTIONALLY LEFT BLANK

DESIGN GUIDELINES

CONTEXT AND SITE

(Wallingford) Urban Pattern & Form

CS2.II. Streetscape Compatibility
CS2.IV. Height, Bulk, and Scale Compatibility

(Seattle Citywide) Urban Pattern & Form and Architectural Context & Character

CS2.A.1. Location in the City and Neighborhood: Sense of Place
CS2.C.2. Relationship to the Block: Mid-Block Sites
CS2.D. Height, Bulk, and scale
CS3.A. Emphazising Positive Neighborhood Attributes

Located mid-block between Stone Way N and Midvale Avenue N, the project is forward-looking and responsive to the existing context. Specific design strategies address the smaller single-family structures with the proposal matching the scale of the similar four-story apartment buildings located to the north, west and east. A new four-story mixed-use development is located at the corner of N Allen Place and Stone Way N, also proposing a more contemporary design style.

The project proposes significant modulation at all facades, creating opportunities for material changes at projected and recessed planes. In addition, the proposed setbacks to all three adjacent neighbors are larger than what is required by code. Specifically, the front facade is split into two volumes offset in plan and elevation. This strategy creates the potential for a clear material break while reducing the overall impact and perception of the building height.

PUBLIC LIFE

(S) Connectivity

PL1.B. Walkways and Connections
PL1.C. Outdoor Uses and Activities

(W) Walkability

PL2.I. Pedestrian Open Spaces and Entrances

(S) Walkability

PL.2.A Accessibility

(S) Street-Level Interaction

PL3.A. Entries

The mid-block design solution features a clear residential connection to the street. The building provides a recessed building entry, identified with a prominent entry portal that engages the sidewalk, and is enhanced through landscaping between the building frontage and street edge.

The project orients all residents and visitors to multiple outdoor spaces, all of which are accessed through a circulation strategy at grade. The building entry, the primary element, directly engages the sidewalk, with two secondary paths connecting to the internal private courtyard/patio spaces. These are minimized in comparison to the building entry. These outdoor spaces will connect to the first floor internal circulation as well providing multiple access points for residents. Landscaping highlights these pathways and access points.

DESIGN CONCEPT:

(W) Architectural Concept

DC2.I. Architectural Concept and Consistency

(S) Architectural Concept

DC2.A. Massing
DC2.B. Architectural and Façade Composition
DC2.C. Secondary Architectural Features

(S) Open Space Concept

DC3.C. Design

The architectural design concept produces an assembly of three primary interlocking volumes, each clad with a distinct material. The base of the building, conceived as the site circulation, is expressed at street level,dividing the overall massing into multiple volumes. This one-story base highlights the building entry, and circulation throughout the site. It also anchors and articulates the stair and elevator masses, which extend vertically up through the structure to the roof deck. This grounding element pushes the main building volume up along all building facades, reducing the scale of the building massing. In contrast, a four-story entry volume clad in a vertical textured material is compressed and remains grounded. The two offset volumes at the street facade intersect with each other, creating a compelling public facade, with the entry highlighted by the circulation element breaking through at grade. This strategy combined with a combination of elements such as balconies, juliets, and other forms of weather protection will contribute to a textured facade at all sides of the project, reducing the height, bulk and scale of the design.

(S) Materials

DC4.A. Building Materials
DC4.D. Trees, Landscape and Hardscape Materials

As noted in DC2.I. Architectural Concept and Consistency, the project design features three primary materials, coordinated with the massing strategy. Along the street-facing facade, all three volumes are thoughtfully expressed. The base and vertical circulation elements are grounded with a dark, monolithic material treatment. In contrast, the raised volume is clad with a lighter slightly textured panel material. The third intersecting volume that responds to the smaller scale in the site is expressed with natural materials providing a vertical texture. Enhancing and Interrupting this material strategy will be the balcony and window scheme, puncturing the textured volumes with the dark material of the more monolithic base. These punches create framing and trim elements that carve the textured siding and lighter paneling, adding elements of scale throughout the project.

The landscape design provides a combination of hardscape and vegetation at the streetscape as well as all along the borders of the site. This strategy highlights site circulation and provides opportunities for some plantings between pavers and planting structures. Most of the plantings and landscape will be concentrated at the street frontage and the rear of the site in the private north courtyard and around the tree-protected area.

COMPLETED WORK b9 ARCHITECTS





Ship Street Apartments in Ballard by b9 architects





Apartments at 11th and Aloha in Capitol Hill d by b9 architects

WORK IN PROGRESS b9 ARCHITECTS





223 12th Avenue Apartments (on the boards) by b9 architects in Capitol Hill



4746 20th Avenue Apartments (on the boards) by b9 architects in University District